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7  
8 **UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

9 UNITED STATES OF AMERICA,

2:23-CR-191-APG-NJK

10 Plaintiff,

11 v.

12 CAROL KIRBY,

13 Defendant.

**United States of America's Motion for an  
Interlocutory Order Sale of Forfeited Real  
Properties and Order**

14 The United States moves this Court to issue an Order for an Interlocutory Sale of  
15 the following real properties forfeited in the Preliminary Order of Forfeiture:

16 1. 6800 E. Lake Mead Blvd #2076, Las Vegas, Nevada 89156 (6800 Lake Mead);<sup>1</sup>

17 <sup>1</sup> 6800 E. Lake Mead Blvd #2076, Las Vegas, Nevada 89156, more particularly described  
18 as:

19 PARCEL I: TOGETHER WITH AN UNDIVIDED ALLOCATED FRACTIONAL  
20 INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SET FORTH  
IN, AND SUBJECT TO, THE AMENDED PLAT AND THE MOUNTAINSIDE  
21 COMMUNITY SUBDIVISION DECLARATION.

22 PARCEL II: UNIT 2076 IN BUILDING 10, AS SHOWN ON THE FINAL MAP OF  
23 AMENDED PLAT OF MOUNTAINSIDE COMMUNITY SUBDIVISION, FILED IN  
24 BOOK 50 OF PLATS, PAGE 29, IN THE OFFICIAL RECORDS OF THE COUNTY  
RECODER, CLARK COUNTY, NEVADA, AND AS DEFINED AND SET FORTH  
IN AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS,  
25 CONDITIONS AND RESTRICTIONS FOR AMENDED PLAT OF MOUNTAINSIDE  
COMMUNITY SUBDIVISION, RECORDED SEPTEMBER 24, 1993 AS  
INSTRUMENT NO. 01167 IN BOOK 930924, OFFICIAL RECORDS, CLARK  
COUNTY, NEVADA ("MOUNTAINSIDE COMMUNITY SUBDIVISION  
DECLARATION").

26 PARCEL III: TOGETHER WITH AN EXCLUSIVE INTEREST IN AND TO THOSE  
27 LIMITED COMMON ELEMENTS, IF ANY, APPURTEnant TO THE UNIT, AS  
SET FORTH IN, AND SUBJECT TO, THE AMENDED PLAT AND THE  
MOUNTAINSIDE COMMUNITY SUBDIVISION DECLARATION.

28 PARCEL IV: TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF  
REASONABLE INGRESS TO AND EGRESS FROM THE UNIT, AND OF  
ENJOYMENT OF THE GENERAL COMMON ELEMENTS, AS SET FORTH IN,

1       2. 2284 Mesa Canyon Dr, Laughlin, Nevada 89029 (2284 Mesa Canyon);<sup>2</sup>  
 2       3. 781 N. Leslie St., Pahrump, Nevada 89060 (781 Leslie);<sup>3</sup>  
 3       4. 1412 West Grove Rd, Decatur, Illinois 62521 (1412 West Grove);<sup>4</sup> and  
 4       5. 1414 West Grove Rd, Decatur, Illinois 62521 (1414 West Grove)<sup>5</sup>

5 (all of which constitutes properties).<sup>6</sup>

6           The grounds for granting the Order for an Interlocutory Sale of the properties are as  
 7 follows. First, the properties are subject to taxes, its fees, and HOA fees, and the granting of  
 8 an interlocutory sale will stop the accruing of taxes, its fees, and HOA fees against the value.  
 9 Second, granting an interlocutory sale will avoid accidents and liability accruing against the  
 10 properties. Third, this Court is authorized to approve interlocutory sales.

11           This Motion is made and is based on the papers and pleadings on file herein, the  
 12 attached Memorandum of Points and Authorities, and the attached Exhibits.<sup>7</sup>

13           AND SUBJECT TO, THE AMENDED PLAT AND THE MOUNTAINSIDE  
 14 COMMUNITY SUBDIVISION AND ALL IMPROVEMENTS AND  
 15 APPURTENANCES THEREON. APN: 140-23-217-156.

16       <sup>2</sup> 2284 Mesa Canyon Dr, Laughlin, Nevada 89029, more particularly described as:  
 17       LOT 9 IN BLOCK 1 OF TERRACE V UNIT 1, AS SHOWN BY MAP THEREOF ON  
 18 FILE IN BOOK 41 OF PLATS, PAGE 73, IN THE OFFICE OF THE COUNTY  
 19 RECORDER OF CLARK COUNTY, NEVADA AND ALL IMPROVEMENTS AND  
 20 APPURTENANCES THEREON. APN: 264-21-311-009.

21       <sup>3</sup> 781 N. Leslie St., Pahrump, Nevada 89060, more particularly described as:  
 22       THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW  
 23 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 53 EAST, M.D.B. &M.  
 24 EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED BY  
 25 DOCUMENT RECORDED MAY 22, 1974 IN BOOK 173 OF OFFICIAL RECORDS,  
 26 PAGE 36 AS FILE NO. 42259 NYE COUNTY, NEVADA RECORDS. ALSO  
 27 DESCRIBED AS: T20S R53E S8-S S NW NW P#9732 10AC AND ALL  
 28 IMPROVEMENTS AND APPURTENANCES THEREON. APN: 036-041-06.

29       <sup>4</sup> 1412 West Grove Rd, Decatur, Illinois 62521, more particularly described as:  
 30       LOT THREE (3) OF NEW VISION SUBDIVISION, AS PER PLAT RECORDED IN  
 31 BOOK 5000, PAGE 40 IN THE RECORDS OF THE RECORDER'S OFFICE OF  
 32 MACON COUNTY, ILLINOIS. SITUATED IN MACON COUNTY, ILLINOIS, AND  
 33 ALL IMPROVEMENTS AND APPURTENANCES THEREON. APN: 17-12-28-451-  
 34 016.

35       <sup>5</sup> 1414 West Grove Rd, Decatur, Illinois 62521, more particularly described as:  
 36       LOT ONE (1) OF CHURCH OF GOD ADDITION, AS PER PLAT RECORDED IN  
 37 BOOK 5000, PAGE 125 IN THE RECORDS IN THE RECORDER'S OFFICE OF  
 38 MACON COUNTY, ILLINOIS. SITUATED IN MACON COUNTY, ILLINOIS, AND  
 39 ALL IMPROVEMENTS AND APPURTENANCES THEREON, APN: 17-12-28-451-  
 40 017.

41       <sup>6</sup> Preliminary Order of Forfeiture (POOF), ECF No. 18.

42       <sup>7</sup> All Exhibits are attached hereto and incorporated as if fully set forth herein.

## MEMORANDUM OF POINTS AND AUTHORITIES

## **I. STATEMENT OF FACTS**

The government incorporates the facts of the Criminal Information and the Plea Agreement.<sup>8</sup> From approximately June 2014, through approximately February 2018, Gregory Kirby and Carol Kirby (the Kirbys) conspired with others to commit health care fraud.<sup>9</sup>

On March 19, 2024, Carol Kirby pled guilty to a One-Count Criminal Information, charging her with conspiracy to commit an offense against the United States in violation of 18 U.S.C §§ 1347 and 371.<sup>10</sup> On March 22, 2024, the Court entered a Preliminary Order of Forfeiture under 18 U.S.C. § 981(a)(1)(C) with 28 U.S.C. § 2461(c), 18 U.S.C. § 982(a)(7), and 21 U.S.C. § 853(p), forfeiting the properties to the United States.<sup>11</sup> Sentencing is currently scheduled for June 26, 2024.<sup>12</sup> On May 1, 2024, the United States recorded the Preliminary Order of Forfeiture with the Clark County Recorder's Office, the Nye County Recorder's Office, and the Macon County Recorder's Office.<sup>13</sup>

6800 E. Lake Mead Blvd #2076, Las Vegas, Nevada 89156

Around May 16, 2017, the Kirbys purchased 6800 Lake Mead.<sup>14</sup> On February 7, 2018, after the Kirbys became aware of the criminal investigation, they transferred the property to Jeffery McClendon for \$500.<sup>15</sup> On July 17, 2018, the United States recorded a Lis Pendens on the property.<sup>16</sup> On August 16, 2018, the United States recorded a Request for Notice for the property. On August 20, 2018, Mountainside Condominiums recorded a lien against the property for unpaid HOA fees. On December 26, 2019, Clark County

<sup>8</sup> LR IA 10-3(a); Criminal Information (CI), ECF No. 14; Plea Agreement (PA), ECF No. 15.

<sup>9</sup> PA, ECF No. 15, p. 8.

<sup>10</sup> CI, ECF No. 14; PA, ECF No. 15; Arraignment & Plea (A&P), ECF No. 17.

<sup>11</sup> POOF, ECF No. 18.

<sup>12</sup> A&P, ECF No. 17.

<sup>13</sup> Exhibit 19, Recorded POOFs.

<sup>14</sup> Exhibit 1, Exhibit 1-1011.

<sup>15</sup> PA. ECF No. 15, p. 8, l. 1; Exhibit 2, 6800 Lake Mead Quitclaim Deed.

<sup>16</sup> All information from this paragraph is from Exhibit 1, 6800 Lake Mead Recorder's Office printout, unless otherwise indicated.

1 recorded a Tax Certification against the property for unpaid taxes. On March 4, 2020,  
 2 Mountainside Unit Owners Association recorded a Notice of Default and Election to Sell  
 3 against the property for unpaid HOA fees in the amount of \$4,453.64.<sup>17</sup>

4 On June 9, 2021, the Clark County Treasurer deeded the property to the County for  
 5 unpaid taxes.<sup>18</sup> The property was scheduled to be sold by Clark County for past due taxes in  
 6 May 2024, but the County agreed to remove the property from the sale roll pending the  
 7 resolution of the interests of the United States through this criminal proceeding.<sup>19</sup> The last  
 8 tax payment on 6800 Lake Mead was received on October 9, 2018.<sup>20</sup> As of April 15, 2024,  
 9 the total amount of Taxes due to the County was \$4,859.12. The HOA fees and tax fees  
 10 have continued to accrue against the property.

11 Under 28 U.S.C. § 2001(b), three disinterested persons must appraise the properties.  
 12 To meet that requirement, the United States has obtained the following neutral appraisal  
 13 estimates as of April 30, 2024:

- 14 1. Zillow.com for \$196,700;
- 15 2. Realtor.com for \$198,288; and
- 16 3. Redfin.com for \$190,145.

17 **2284 Mesa Canyon Dr, Laughlin, Nevada 89029**

18 Around May 16, 2017, the Kirbys purchased 2284 Mesa Canyon.<sup>21</sup> On February 7,  
 19 2018, after the Kirbys became aware of the criminal investigation, they transferred the  
 20 property to Calisa Pittman for \$5,000.<sup>22</sup> On July 17, 2018, the United States recorded a Lis  
 21 Pendens on the property.<sup>23</sup> On August 16, 2018, the United States recorded a Request for  
 22 Notice for the property. On October 17, 2018, and October 23, 2019, Republic Silver State  
 23 Disposal Inc recorded liens on the property for nonpayment. On December 26, 2019, Clark

24 <sup>17</sup> Exhibit 3, 6800 Lake Mead HOA Notice of Default and Election to Sell.

25 <sup>18</sup> Exhibit 1, 6800 Lake Mead Recorder's Office printout.

26 <sup>19</sup> Exhibit 4, 6800 Lake Mead Clark County Notice of Intent to Sell.

20 <sup>20</sup> Exhibit 5, 6800 Lake Mead Property Account Inquiry printout.

21 <sup>21</sup> Exhibit 6, 2284 Mesa Canyon Recorder's Office printout.

22 <sup>22</sup> PA, ECF No. 15, p. 8, l. 1; Exhibit 7, 2284 Mesa Canyon Quitclaim Deed.

23 <sup>23</sup> All information from this paragraph is from Exhibit 6, 2284 Mesa Canyon Recorder's  
 Office printout, unless otherwise indicated.

1 County recorded a Tax Certification against the property for unpaid taxes. On August 26,  
 2 2020, Republic Silver State Disposal Inc recorded a lien on the property for nonpayment.  
 3 On October 28, 2020, Canyon Terrace Homeowners Association recorded a lien on the  
 4 property for nonpayment. On January 21, 2021, Canyon Terrace Homeowners Association  
 5 recorded a default against the property for unpaid HOA fees in the amount of \$2,349.05.<sup>24</sup>  
 6 The HOA fees have not been paid because the default has not been released from the  
 7 property. On March 9, 2021, Republic Silver State Disposal Inc recorded a lien on the  
 8 property for nonpayment. On June 9, 2021, the County deeded the property to the county  
 9 for unpaid taxes. On October 13, 2021, May 5, 2021, December 22, 2022, June 28, 2023,  
 10 and December 26, 2023, Republic Silver State Disposal Inc recorded liens on the property  
 11 for nonpayment. On December 27, 2023, and March 20, 2024, Las Vegas Valley Water  
 12 District recorded liens against the property for nonpayment. None of the liens listed have  
 13 been released.

14 The last tax payment on the property was received May 21, 2018. As of April 15,  
 15 2024, the total amount of taxes due to the County was \$19,773.14.<sup>25</sup> The property was  
 16 scheduled to be sold by Clark County for past due taxes in May 2024, but the County  
 17 agreed to remove the property from the sale roll pending the resolution of the interests of the  
 18 United States through this criminal proceeding.<sup>26</sup> Fees, fines, and expenses are continuing to  
 19 accrue against the property.

20 Under 28 U.S.C. § 2001(b), three disinterested persons must appraise the properties.  
 21 To meet that requirement, the United States has obtained the following neutral appraisal  
 22 estimates as of April 30, 2024:

23 1. Zillow.com for \$340,600;  
 24 2. Realtor.com for \$346,488; and  
 25 3. Redfin.com for \$341,659.

26 <sup>24</sup> Exhibit 8, 2284 Mesa Canyon HOA Notice of Default and Election to Sell.

<sup>25</sup> Exhibit 9, 2284 Mesa Canyon Property Account Inquiry printout.

<sup>26</sup> Exhibit 10, 2284 Mesa Canyon Notice and Intent to Sell.

1 **781 N. Leslie St., Pahrump, Nevada 89060**

2       Around October 12, 2017, the Kirbys purchased 781 Leslie.<sup>27</sup> On July 17, 2018, the  
 3 United States recorded a Lis Pendens on the property. On August 16, 2018, the United  
 4 States recorded a Request for Notice for the property. On September 29, 2022, Nye County  
 5 recorded a Treasurer's Certificate against the property for unpaid taxes.<sup>28</sup> As of April 15,  
 6 2024, the Kirbys owe \$4,290.35 in unpaid taxes.<sup>29</sup> The taxes continue to accrue against the  
 7 property.

8       Under 28 U.S.C. § 2001(b), three disinterested persons must appraise the properties.  
 9 To meet that requirement, the United States has obtained the following neutral appraisal  
 10 estimates as of April 30, 2024:

11       1. Zillow.com for \$349,700;  
 12       2. Realtor.com for \$352,105; and  
 13       3. Redfin.com for \$349,517.

14 **1412 West Grove Rd, Decatur, Illinois 62521**

15       Around September 11, 2017, the Kirbys purchased the 1412 West Grove property.<sup>30</sup>  
 16 On April 12, 2018, the Kirbys executed a Quit Claim Deed, conveying the property to  
 17 God's House International Ministries.<sup>31</sup> On July 17, 2018, the United States recorded a Lis  
 18 Pendens on the property. On August 16, 2018, the United States recorded a Request for  
 19 Notice for the property. On January 31, 2022, God's House International Ministries  
 20 conveyed the property to Church of New Hope and Faith, Inc.<sup>32</sup> Macon County sold the  
 21 taxes for the property. The taxes are current. The property is in use and is a liability to the  
 22 United States.

23       / / /

24       

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 25 <sup>27</sup> Exhibit 11, 781 Leslie Recorder's Office printout; Exhibit 12, Nye County Property Tax  
 Inquiry printout.

26 <sup>28</sup> Exhibit 12, Nye County Property Tax Inquiry printout.

27 <sup>29</sup> Exhibit 12, Nye County Property Tax Inquiry printout.

28 <sup>30</sup> Exhibit 13, 1412 West Grove Warranty Deed.

<sup>31</sup> Exhibit 14, 1412 West Grove April 12, 2018, Quit Claim Deed.

<sup>32</sup> Exhibit 15, 1412 West Grove January 31, 2022, Quit Claim Deed.

Under 28 U.S.C. § 2001(b), three disinterested persons must appraise the properties. To meet that requirement, the United States has obtained the following neutral appraisal estimates as of April 30, 2024:

1. Zillow.com for \$206,600;
2. Realtor.com for \$190,000; and
3. homevaluerealestatecenter.bankofamerica.com for \$174,124.

**1414 West Grove Rd, Decatur, Illinois 62521**

On June 26, 2017, Gregory Kirby, Carol Kirby, and Billy Kirby purchased 1414 West Grove Rd.<sup>33</sup> On April 12, 2018, Gregory, Carol, and Billy Kirby deeded the property to God's House International Ministries.<sup>34</sup> On July 17, 2018, the United States recorded a Lis Pendens on the property. On August 16, 2018, the United States recorded a Request for Notice for the property. On January 31, 2022, God's House International Ministries conveyed the property to Church of New Hope and Faith Inc.<sup>35</sup> The property is in use and is a liability to the United States.

Under 28 U.S.C. § 2001(b), three disinterested persons must appraise the properties. To meet that requirement, the United States has obtained the following neutral appraisal estimate:

1. November 20, 2023, CWSA appraisal \$200,000.

Appraisals for commercial property are more difficult to obtain. The United States is in the process of obtaining additional appraisals through the IRS.

**II. ARGUMENT**

This Court has authority to issue the Interlocutory Order of Sale. "At any time before entry of a final forfeiture order, the court, in accordance with Supplemental Rule G(7) of the Federal Rules of Civil Procedure, may order the interlocutory sale of property alleged to be forfeitable."<sup>36</sup>

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<sup>33</sup> Exhibit 16, 1414 West Grove June 26, 2017, Warranty Deed.

<sup>34</sup> Exhibit 17, 1414 West Grove April 12, 2018, Quit Claim Deed.

<sup>35</sup> Exhibit 18, 1414 West Grove January 31, 2022, Quit Claim Deed.

<sup>36</sup> Fed. R. Crim. P. 32.2(b)(7).

1 On motion by a party or a person having custody of the property, the court may order all  
 2 or part of the property sold if: (A) the property is perishable or at risk of deterioration,  
 3 decay, or injury by being detained in custody pending the action; (B) the expense of  
 4 keeping the property is excessive or is disproportionate to its fair market value; (C) the  
 5 property is subject to a mortgage or to taxes on which the owner is in default; or (D) the  
 6 court finds other good cause.<sup>37</sup>

7 Only one of the grounds for interlocutory sale is required since Supplemental Rule G(7)(b)  
 8 is disjunctive.<sup>38</sup>

9 Two reasons for the interlocutory sale apply in this case regarding the property: (1) the  
 10 property is subject to HOA fees, taxes, assessments, special assessment, late fees,  
 11 interest, penalties, and their continual accrual against the real property's value and (2) the  
 12 court finds other good cause, (a) stopping the accruing of all the HOA fees, taxes,  
 13 assessments, late fees, interest, penalties, and the continual accrual of the fees against the  
 14 real property's value and (b) avoiding accidents and liability accruing against the real  
 15 property.<sup>39</sup> In *479 Tamarind Drive*,<sup>40</sup> the court granted the interlocutory sale because the  
 16 property had “[m]ore than \$40,437.55 in taxes... currently due... raising the risk that the  
 17 County may move to impose a lien and thereby diminish the property's value to the  
 18 Government should this forfeiture action succeed.”<sup>41</sup> The various liens and liabilities are  
 19 discussed above and the values of the properties are decreasing rapidly. The Counties have  
 moved against multiple properties for unpaid taxes and fees, and the HOAs have defaulted  
 the properties for nonpayment where applicable.

20 The accruing HOA fees, taxes, assessments, special assessment, late fees, interest,  
 21 and penalties are decreasing the property's equity. In *United States v. Fisch*,<sup>42</sup> the

22 <sup>37</sup> Supp. R. G(7)(b) (paragraphs omitted).

23 <sup>38</sup> See *Shelter Cove Marina, Ltd. v. M/Y ISABELLA*, No. 3:17-cv-01578-GPC-BLM, 2017 WL  
 24 5906673, 2 (S.D. Cal. Nov. 30, 2017) (explaining that another Supplemental Rule for  
 25 interlocutory sale with similar language is disjunctive); *Cal. Yacht Marina-Chula Vista, LLC v.*  
*S/V OPILY*, No. 14-cv-1215-BAS-BGS, 2015 WL 1197540, 2 (S.D. Cal. Mar. 16, 2015)  
 (explaining the same).

26 <sup>39</sup> Supplemental Rule G(7)(b); Fed. R. Crim. P. 32.2(b)(7); See *United States v. One Parcel of*  
*Real Prop. Described as Lot 41, Berryhill Farm Estates*, 128 F.3d 1386, 1389–90 (10th Cir. 1997).

27 <sup>40</sup> *United States v. All Right, Title & Interest in Prop., Appurtenances, & Improvements Known as 479*  
*Tamarind Drive, Hallendale, Fla.*, 98 CIV. 2279 DLC, 2012 WL 3886698, 2 (S.D.N.Y. Sept.  
 28 7, 2012).

<sup>41</sup> *Id.* at 2.

<sup>42</sup> *United States v. Fisch*, No. H-11-722, 2016 WL 4702588 (S.D. Tex. Sep. 8, 2016).

1 Interlocutory Sale was granted due to the accumulation of past due taxes.<sup>43</sup> In *Fisch*, the  
 2 property was substitute property and was divisible with the defendant's wife.<sup>44</sup> Here the  
 3 property was purchased with illegal proceeds and the whole amount is subject to forfeiture  
 4 after the tax lien and fees are paid.

5 If an accident occurred on the property, that would rapidly decrease the property's  
 6 equity. The government seeks to preserve as much of the equity as possible for the forfeiture  
 7 proceedings.<sup>45</sup> The sale proceeds of the real property will be the "substitute res subject to  
 8 forfeiture in place of the property that was sold[, and] the United States must maintain them  
 9 in an interest-bearing account."<sup>46</sup>

10 "A sale must be made by a United States agency that has authority to sell the  
 11 property, by the agency's contractor, or by any person the court designates."<sup>47</sup> The  
 12 government recommends this Court authorize Doug Sawyer to sell the property under "28  
 13 U.S.C. §§ 2001, 2002, and 2004."<sup>48</sup>

### 14 III. JUDICIAL SALES PROCEDURE

15 If a court orders an interlocutory sale of property over the objection of any interested  
 16 party, the sale must comply with the provisions of 28 U.S.C. §§ 2001 and 2002. These  
 17 statutes provide procedural safeguards to ensure that court-ordered sales are made on terms  
 18 that best preserve the parties' interests. Section 2001(a) authorizes public sales of property  
 19 and sales by court-appointed receivers. Section 2001(b) permits private sales of property for  
 20 cash or other consideration after a hearing of which notice to all interested parties shall be  
 21 given by publication, or as otherwise directed by the court, and after the court finds that the  
 22 best interests of the estate will be conserved thereby.

23 / / /

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24 <sup>43</sup> *Id.* at 2.

25 <sup>44</sup> *Id.*

26 <sup>45</sup> *United States v. Haley*, No. 11-CR-0540-WDQ, 2011 WL 6202787, 1 (D. Md. Dec. 8,  
 2011) (granting the interlocutory sale to avoid liability for accidents and to "avoid falling in  
 arrears on the payment of applicable property taxes.").

27 <sup>46</sup> Supplemental Rule G(7)(b)(iv) (brackets added); *United States v. King*, No. 10 CR. 122  
 (JGK), 2010 WL 4739791, 4 (S.D.N.Y. Nov. 12, 2010).

28 <sup>47</sup> Supp. R. G(7)(b)(ii).

<sup>48</sup> Supp. R. G(7)(b)(iii).

1 By this Motion, the United States requests authorization to proceed with a private  
2 sale of the above-listed properties. Based upon the reasons set forth herein, the United States  
3 believes that a prompt sale of the properties by the United States, followed promptly by  
4 releasing the proceeds to the United States affords the best protection to all concerned. The  
5 United States believes that a private sale versus a public sale will allow the United States the  
6 discretion to sell the property in the most commercially feasible manner and maintain the  
7 most value for the possible restoration to the victim in this case.

8 As required by 28 U.S.C. § 2001(b), notice of the Government's Motion must be  
9 given by publication or otherwise as this Court directs. The sale of the property through the  
10 multiple listing service and other major internet websites for real property meets the  
11 requirements of 18 U.S.C. §§ 2001, 2002, and 2004.

12 **IV. CONCLUSION**

13 Based on the foregoing reasons, this Court should order the interlocutory sale of the  
14 above-named properties, and to authorize Doug Sawyer to sell the Nevada properties and to  
15 authorize the United States Treasury to direct its contractor to designate a real estate broker  
16 or agent to sell the Illinois properties through one of the approved sale methods.

17 Dated: May 9, 2024.

18 Respectfully submitted,

19 JASON M. FRIERSON  
United States Attorney

20 /s/ Daniel D. Hollingsworth  
21 DANIEL D. HOLLINGSWORTH  
Assistant United States Attorney

22  
23 IT IS SO ORDERED:  
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25   
26 ANDREW P. GORDON  
27 UNITED STATES DISTRICT JUDGE

28 Dated: May 28, 2024

1 JASON M. FRIERSON  
2 United States Attorney  
3 Nevada Bar No. 7709  
4 DANIEL D. HOLLINGSWORTH  
5 Assistant United States Attorney  
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6 Attorneys for the United States

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

UNITED STATES OF AMERICA,

2:23-CR-191-APG-NJK

Plaintiff,

V.

CAROL KIRBY,

Defendant.

## Index of Exhibits

15	Exhibit 1 .....	6800 Lake Mead Recorder's Office printout
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18	Exhibit 4 .....	6800 Lake Mead Clark County Notice of Intent to Sell
19	Exhibit 5 .....	6800 Lake Mead Property Account Inquiry printout
20	Exhibit 6 .....	2284 Mesa Canyon Recorder's Office printout
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27	Exhibit 13 .....	1412 West Grove Warranty Deed
28	Exhibit 14 .....	1412 West Grove April 12, 2018, Quit Claim Deed

1 Exhibit 15 ..... 1412 West Grove January 31, 2022, Quit Claim Deed  
2 Exhibit 16 ..... 1414 West Grove June 26, 2017, Warranty Deed  
3 Exhibit 17 ..... 1414 West Grove April 12, 2018, Quit Claim Deed  
4 Exhibit 18 ..... 1414 West Grove January 31, 2022, Quit Claim Deed  
5 Exhibit 19 ..... Recorded POOFs

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1 Exhibit 1 - 6800 Lake Mead Recorder's Office printout  
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Exhibit 1 - 6800 Lake Mead Recorder's Office printout

Home (/AcclaimWeb/) > Search (/AcclaimWeb/Search) > Search Type Parcel (/AcclaimWeb/Search/SearchTypeParcel)

## Parcel #

Parcel #

Date Range

From Date

To Date

Document Type

## Help

### Parcel Number

Parcel #: Enter the specific legal parcel, such as 176-15-301-024

Parcel #: Use this to either begin your Search with "Starts With", "Contains", or is an "Exact" match of your entry.

### Date Range

You can choose a specific recording date range or choose from pre-selected date ranges to narrow your search.

### Document Type

Limit your search by specific types of documents, or by groups of similar document types.

### Search by Address

To search by address, please click here: Assessor Search (<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/site.aspx>)

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1 - 31 of 31 items

R...	Parcel # (/Acclaim...)	First Party...	First Cros...	# ...	Instrument# (/AcclaimWe...)	D...	M...	Recor...	Legal Description (/Ac...	Total V...	...
<a href="#">Add To Cart</a>	140-23-217-156	MCCLENDON, JEFFERY	TREASURER CLARK COUNTY	2	202106090001510	TAX DEED			06/09/2021		\$0.00
<a href="#">Add To Cart</a>	140-23-217-156	MCCLENDOLN, JEFFERY	MOUNTAININSIDE UNIT OWNERS ASSOCIATION	3	202003040001496	DEFA...			03/04/2020		\$0.00

<a href="#"><u>Add To Cart</u></a>	140-23-217-156	MCCLENDON, JEFFERY	TREASURER CLARK COUNTY	1	201912260005275	TAX CERTI...		12/26/2019			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	MCCLENDON, JEFFERY	MOUNTAININSIDE COMMUNITY ASSOCIATION	2	201908200001327	LIEN		08/20/2019			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	MCCLENDON, JEFFERY	MOUNTAININSIDE CONDOMINIU...	2	201808200000905	LIEN		08/20/2018			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	NONE SHOWN	ATTORNEY UNITED STATES	4	201808160001385	REQU... NOTICE		08/16/2018			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	NONE SHOWN	UNITED STATES OF AMERICA	5	201807170000418	LIS PEND...		07/17/2018			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	KIRBY, GREGORY	MCCLENDON, JEFFERY	3	201802080001575	DEED		02/08/2018			\$87,500.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	MOUNTAININSIDE CONDOMINIU...	NONE SHOWN	1	201801170000591	LIEN	RELE...	01/17/2018			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	KIRBY, GREGORY	MOUNTAININSIDE CONDOMINIU...	2	201712150000414	LIEN		12/15/2017			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	CHAVEZ LEON, VICTOR HUGO	KIRBY, GREGORY	4	201705160001312	DEED		05/16/2017			\$87,500.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	AWAD, JIHAN	CHAVEZ LEON, VICTOR HUGO	5	201507270003176	DEED		07/27/2015			\$63,000.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	TEDDAWIS, AYMEN	AWAD, JIHAN	5	201507270003175	DEED		07/27/2015			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	CLARK COUNTY WATER RECLAMATION DISTRICT	BANK NEW YORK MELLON	1	201108150003278	LIEN	RELE...	08/15/2011			\$0.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	BANK OF NEW YORK MELLON	AWAD JIHAN	4	201107210002590	DEED		07/21/2011			\$33,000.00
<a href="#"><u>Add To Cart</u></a>	140-23-217-156	MOUNTAININSIDE UNIT OWNERS ASSOCIATION	FLORES MARTINEZ, LUIS F	1	201106280001487	NOTICE	RESCI...	06/28/2011			\$0.00

1 Exhibit 2 - 6800 Lake Mead Quitclaim Deed  
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Exhibit 2 - 6800 Lake Mead Quitclaim Deed

APN#: 140-23-217-154

Recording Requested By:

Gregory Kirby & Carol Kirby

Return Documents To:

2434 Ping Dr.  
Henderson, NV

Mail Tax Statements To:

Jeffery Mc Clendon  
6800 E. Lake Mead Blvd. #2076  
Las Vegas, NV 89156

Inst #: 20180208-0001575

Fees: \$40.00

RPTT: \$446.25 Ex #:

02/08/2018 02:38:02 PM

Receipt #: 3317803

Requestor:

CAROL KIRBY

Recorded By: ANI Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: FRONT COUNTER

Ofc: MAIN OFFICE

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 7 day of February, 2018, by the  
Grantor, Gregory Kirby and Carol Ann Kirby

whose mailing address is

2434 Ping Dr. Henderson NV 89079

to the Grantee,

Jeffery Mc Clendon

whose mailing address is

6800 E. Lake Mead Blvd. #2076 Las Vegas, NV 89156.

WITNESSETH, That the said Grantor, for good consideration and for the sum of  
\$ 500.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does  
hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and  
claim which the said Grantor has in and to the following described parcel of land, and  
improvements and appurtenances thereto in the County of Clark, State of Nevada, to wit:

MountainSide Community Sub Amd  
Plat Book 50 Page 29  
Unit 2076 Bldg 10

APN#: 190-23-217-156

Commonly known as:

6800 E. Lake Mead Blvd. #2076 Las Vegas, NV. 89156

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Gregory Kirby  
Printed Name: Gregory Kirby

Date: 2/7/18  
Capacity: Grantor

Signature Carol Kirby  
Printed Name: Carol Kirby

Date: 2/7/18  
Capacity: Grantor

Signature \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_  
Capacity: \_\_\_\_\_

STATE OF NEVADA }  
COUNTY OF CLARK }

On 2/7/18 before me, FAYTH PHILLIPS, personally  
appeared CAROL KIRBY & GREGORY KIRBY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

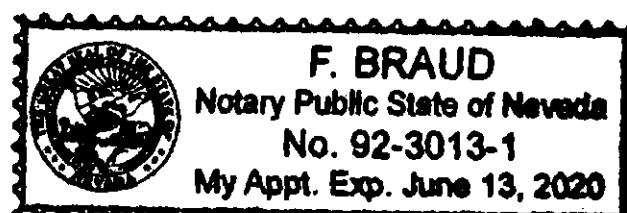
WITNESS my hand and official seal.

[SEAL]

Beach  
Signature

Affiant:  Known \_\_\_\_\_ Unknown \_\_\_\_\_

ID Produced: 009344904 Exp 4/9/38



**STATE OF NEVADA**  
**DECLARATION OF VALUE**

## 1. Assessor Parcel Number(s)

a. 140-23-217-156  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

## 2. Type of Property:

a. <input checked="" type="checkbox"/>	Vacant Land	b. <input type="checkbox"/>	Single Fam. Res.
c. <input checked="" type="checkbox"/>	Condo/Twnhse	d. <input type="checkbox"/>	2-4 Plex
e. <input type="checkbox"/>	Apt. Bldg	f. <input type="checkbox"/>	Comm'l/Ind'l
g. <input type="checkbox"/>	Agricultural	h. <input type="checkbox"/>	Mobile Home
Other			

## FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

## 3.a. Total Value/Sales Price of Property

\$ 87,500

## b. Deed in Lieu of Foreclosure Only (value of property)

\$ 87,500.00

## c. Transfer Tax Value:

\$ 446.25

## d. Real Property Transfer Tax Due

## 4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Carol Kirby Capacity: Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION****(REQUIRED)**

Print Name: Carol Ann Kirby  
 Address: 2434 Ping Dr  
 City: Henderson  
 State: NV Zip: 89074

**BUYER (GRANTEE) INFORMATION****(REQUIRED)**

Print Name: Jeffery McClendon  
 Address: 6800 E. Lake Mead Blvd #207  
 City: Las Vegas  
 State: NV Zip: 89156

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

1 Exhibit 3 - 6800 Lake Mead HOA Notice of Default and Election to Sell  
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Exhibit 3 - 6800 Lake Mead HOA Notice of Default and Election to Sell

Inst #: 20200304-0001496

Fees: \$42.00

03/04/2020 11:47:33 AM

Receipt #: 4008458

Requestor:

PACIFIC COAST TITLE

Recorded By: MIDO Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 140-23-217-156  
Order No.: H-30730

## NOTICE OF DEFAULT AND ELECTION TO SELL

### **WARNING!**

**IF YOU FAIL TO PAY THE AMOUNT  
SPECIFIED IN THIS NOTICE YOU COULD LOSE YOUR  
HOME, EVEN IF THE AMOUNT IS IN DISPUTE!**

TO: JEFFERY MCCLENDON

Pursuant to NEVADA REVISED STATUTES,

**MOUNTAINSIDE UNIT OWNERS ASSOCIATION**  
**AKA: MOUNTAINSIDE COMMUNITY ASSOCIATION**

does hereby give you NOTICE OF YOUR DEFAULT, AND DOES HEREBY ELECT TO SELL, OR CAUSE THE SALE, to satisfy the obligation owing and arising out of your failure to pay your Homeowners Assessments.

The LIEN of **MOUNTAINSIDE UNIT OWNERS ASSOCIATION AKA: MOUNTAINSIDE COMMUNITY ASSOCIATION**

recorded August 20, 2019, in Book 20190820, as Document No. 0001327, in the Office of County Recorder of Clark County, State of Nevada, securing the obligation of the assessments which was a deficiency in the sum of \$4,453.64, as of the date of the LIEN, PLUS ACCRUING ASSESSMENTS SINCE THAT TIME, INTEREST, COSTS, and ATTORNEYS FEES or FEES of the AGENT for the MANAGEMENT BODY.

The TOTAL DUE AS OF THIS DATE is \$5,162.82, PLUS COSTS, and ATTORNEYS FEES or FEES of the AGENT for the MANAGEMENT BODY. To find out the amount you must pay, or arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact HOA Collections LLC.

PURSUANT TO NEVADA REVISED STATUTES, the SALE will be held if this obligation is not completely satisfied, and paid within NINETY (90) DAYS from the day of recording of this NOTICE OF DEFAULT AND ELECTION TO SELL, on the real property described as follows:

**Unit 2076 Bldg. 10 of MOUNTAINSIDE COMMUNITY SUB AMD**  
as shown on the map thereof filed in the Office of the County Recorder of Clark County, State of Nevada in Book 50 of Plats, Page 29.  
Commonly known as: 6800 E. Lake Mead Blvd. #2076, Las Vegas, NV 89156 .

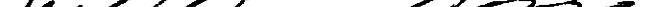
DATED: February 24, 2020

**NOTARY: PLEASE SEE ATTACHED EXHIBIT "A"**

**APN: 140-23-217-156**  
**Order No.: H-30730**

**EXHIBIT "A"**

**MOUNTAINSIDE UNIT OWNERS ASSOCIATION**  
AKA: MOUNTAINSIDE COMMUNITY ASSOCIATION

BY:   
Michael W. Randolph, Designated Agent

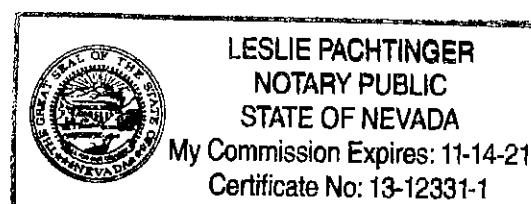
STATE OF NEVADA )  
 ) SS.:  
COUNTY OF CLARK )

On this 27 day of February, 2006, before me, the undersigned Notary Public, duly commissioned and sworn, personally appeared Michael W. Randolph, known to me, or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as Designated Agent, and who acknowledged to me that he executed the same freely and voluntarily, and ~~for~~ the uses and ~~purposes~~ therein mentioned.

**SIGNATURE:**

*Leslie Packenger*  
(Notary Public)

WHEN RECORDED RETURN TO:  
HOA Collections LLC  
6375 S. Pecos Road, Suite 214  
Las Vegas, Nevada 89120  
Phone: (702) 212-5000



**APN: 140-23-217-156**

**Order No.: H-30730**

**February 24, 2020**

Total amount owing as of the date of this notice: **\$6,806.90**

The amount of the association's lien that is prior to the first security interest on the unit pursuant to subsection 3 of NRS 116.3116 as of the date of this notice: **\$3,375.00**

The amount of the lien described in sub subparagraph (1) that is attributable to assessments based on the periodic budget adopted by the association pursuant to NRS 116.3115 as of the date of this notice: **\$3,340.84**

The amount of the lien described in sub subparagraph (1) that is attributable to amounts described in NRS 116.310312 (abatement) as of the date of this notice: **\$0.00**

The amount of the lien described in sub subparagraph (1) that is attributable to the costs of enforcing the association's lien as of the date of this notice: **\$2,529.08**

If the holder of the first security interest on the unit does not satisfy the amount of the association's lien that is prior to that first security interest pursuant to subsection 3 of NRS 116.3116, the association may foreclose its lien by sale and that the sale may extinguish the first security interest as to the unit; and

If, not later than 5 days before the date of the sale, the holder of the first security interest on the unit satisfies the amount of the association's lien that is prior to that first security interest pursuant to subsection 3 of NRS 116.3116 and, not later than 2 days before the date of the sale, a record of such satisfaction is recorded in the office of the recorder of the county in which the unit is located, the association may foreclose its lien by sale but the sale may not extinguish the first security interest as to the unit.

1 Exhibit 4 - 6800 Lake Mead Clark County Notice of Intent to Sell  
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Exhibit 4 - 6800 Lake Mead Clark County Notice of Intent to Sell



## Office of the Clark County Treasurer

**NOTICE OF INTENT TO SELL  
REAL PROPERTY  
(NRS 361.585 AND NRS 361.595)**

000019101 AB 0.547 \*\*AUTO T2 0 0011 89101-652175 -C01  


140-23-217-156

UNITED STATES ATTORNEY'S OFFICE  
 MICHAEL A HUMPHREYS  
 DISTRICT OF NEVADA  
 501 LAS VEGAS BLVD S STE 1100  
 LAS VEGAS, NV 89101-6521



January 23, 2024

PARCEL NUMBER: 140-23-217-156  
 LOCATION: 6800 E LAKE MEAD BLVD 2076

ASSESSOR DESCRIPTION: MOUNTAINSIDE COMMUNITY SUB AMD PLAT BOOK 50 PAGE 29 UNIT 2076 BLDG 10  
 GEOID: PT SW4 NW4 SEC 23 20 62

Per Nevada Revised Statutes 361.585 and 361.595, the real property described above was deeded to the Clark County Treasurer as trustee for non-payment of taxes and **will be sold at public auction on May 9, 2024**, at 8:00 am in the Clark County Commission Chambers located at 500 S Grand Central Pkwy. For additional information please visit our website at [www.clarkcountynv.gov/treasurer](http://www.clarkcountynv.gov/treasurer).

**AMOUNT DUE\*\*: \$4,859.12**

\*\* Includes taxes and applicable penalties, interest, fees, and costs through April 8, 2024.

If the amount due above is not paid by April 8, 2024, an additional publication fee will be added.

**TO PREVENT THE SALE OF THIS PROPERTY**, the total amount due - including any additional penalties, interest, fees, or costs if applicable - must be received in our office no later than **5:30 p.m. on May 6, 2024**. Please note, **postmarks will not be accepted**.

Payment must be submitted in **cash or certified funds** made payable to Clark County Treasurer.

**Bankruptcy** - If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before 8:00 a.m. on May 9, 2024. You may email this information to [TRPTM@clarkcountynv.gov](mailto:TRPTM@clarkcountynv.gov).

If you have any questions, please call our office at (702) 455-4338, (702) 455-2514, (702) 455-0169 or (702) 455-3072.

Tear here

**CLARK COUNTY TREASURER**  
**Please return this portion with your payment**

Fiscal Year 2023-2024

Statement Date: January 23, 2024

Parcel Number	Amount Due	Amount Enclosed
140-23-217-156	4,859.12	

Make checks payable to:

Clark County Treasurer  
 500 S Grand Central Parkway  
 Box 551220  
 Las Vegas NV 89155-1220

UNITED STATES ATTORNEY'S OFFICE  
 MICHAEL A HUMPHREYS  
 DISTRICT OF NEVADA  
 501 LAS VEGAS BLVD S STE 1100  
 LAS VEGAS, NV 89101-6521

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1 Exhibit 5 - 6800 Lake Mead Property Account Inquiry printout  
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28 Exhibit 5 - 6800 Lake Mead Property Account Inquiry printout



# Treasurer

## J. Ken Diaz

Clark County Treasurer

[Print](#)

### Property Account Inquiry - Summary Screen

[New Search](#)[View Cart](#)

Parcel ID	140-23-217-156	Tax Year	2024	District	340	Rate	2.9328
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Situs Address:	6800 E LAKE MEAD BLVD 2076 SUNRISE
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Legal Description:	ASSESSOR DESCRIPTION: MOUNTAININSIDE COMMUNITY SUB AMD PLAT BOOK 50 PAGE 29 UNIT 2076 BLDG 10GEOID: PT SW4 NW4 SEC 23 20 62
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Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	8.0	Land	13650	2018020801575	2/8/2018
Taxable	Tax Cap Limit Amount	543.51	Improvements	21976	2017051601312	5/16/2017
Delinquent	Tax Cap Reduction	501.33	Total Assessed Value	35626	2015072703176	7/27/2015
	Land Use	1-70 SFR Unit in Multi Unit Bl	Net Assessed Value	35626	2011072102590	7/21/2011
	Cap Type	OTHER	Exemption Value New Construction	0	2011040803800	4/8/2011
	Acreage	0.0000	New Construction - Supp Value	0	2005052504568	5/25/2005
	Exemption Amount	0.00			2004021300312	2/13/2004
					96031401294	3/14/1996

Role	Name	Address	Since	To
Owner	MCCLENDON JEFFERY	C/O TRUSTEE CLARK COUNTY TREASURER 6800 E LAKE MEAD BLVD # 2076 , LAS VEGAS, NV 89156 UNITED STATES	6/18/2021	Current

**Summary**

Item	Amount
Taxes as Assessed	\$1,044.84
Less Cap Reduction	\$501.33
Net Taxes	\$543.51

**PAST AND CURRENT CHARGES DUE TODAY**

Tax Year	Charge Category	Amount Due Today
2024	Property Tax Principal	\$543.51
2024	Las Vegas Artesian Basin	\$3.03
2024	Water Reclamation - Delinq	\$151.54
2024	Property Tax Penalty	\$115.50
2024	MAILING FEE	\$160.00
2023	Property Tax Principal	\$503.25
2023	Las Vegas Artesian Basin	\$3.08
2023	Water Reclamation - Delinq	\$147.92
2023	Property Tax Penalty	\$108.72
2023	Property Tax Interest	\$99.82
2023	Trustee Sale Guarantee Title Search	\$380.00

2023	Advertising Fee	\$7.00
2023	MAILING FEE	\$114.00
2022	Property Tax Principal	\$465.97
2022	Las Vegas Artesian Basin	\$3.06
2022	Water Reclamation - Delinq	\$139.82
2022	Property Tax Penalty	\$101.31
2022	Property Tax Interest	\$153.84
2022	Advertising Fee	\$7.00
2022	MAILING FEE	\$2.00
2021	Property Tax Principal	\$432.66
2021	Las Vegas Artesian Basin	\$2.42
2021	Property Tax Penalty	\$65.44
2021	Property Tax Interest	\$150.54
2021	Advertising Fee	\$7.00
2021	MAILING FEE	\$14.00
2020	Property Tax Principal	\$405.49
2020	Las Vegas Artesian Basin	\$1.76
2020	Property Tax Penalty	\$61.23
2020	Property Tax Interest	\$181.63
2020	Advertising Fee	\$7.00
2020	MAILING FEE	\$2.00
2019	Property Tax Principal	\$193.46
2019	Property Tax Penalty	\$13.55
2019	Property Tax Interest	\$101.57
2019	Advertising Fee	\$7.00
2019	MAILING FEE	\$2.00
<b>CURRENT AMOUNTS DUE as of 4/15/2024</b>		<b>\$4,859.12</b>

**NEXT INSTALLMENT AMOUNTS**

Tax Year	Charge Category	Installment Amount Due
<b>THERE IS NO NEXT INSTALLMENT AMOUNT DUE as of 4/15/2024</b>		

**TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR**

Tax Year	Charge Category	Remaining Balance Due
2024	Property Tax Principal	\$543.51
2024	Las Vegas Artesian Basin	\$3.03
2024	Water Reclamation - Delinq	\$151.54
2024	Property Tax Penalty	\$115.50
2024	MAILING FEE	\$160.00
2023	Property Tax Principal	\$503.25
2023	Las Vegas Artesian Basin	\$3.08
2023	Water Reclamation - Delinq	\$147.92
2023	Property Tax Penalty	\$108.72
2023	Property Tax Interest	\$99.82
2023	Trustee Sale Guarantee Title Search	\$380.00
2023	Advertising Fee	\$7.00
2023	MAILING FEE	\$114.00
2022	Property Tax Principal	\$465.97
2022	Las Vegas Artesian Basin	\$3.06
2022	Water Reclamation - Delinq	\$139.82
2022	Property Tax Penalty	\$101.31
2022	Property Tax Interest	\$153.84
2022	Advertising Fee	\$7.00
2022	MAILING FEE	\$2.00
2021	Property Tax Principal	\$432.66
2021	Las Vegas Artesian Basin	\$2.42
2021	Property Tax Penalty	\$65.44

2021	Property Tax Interest	\$150.54
2021	Advertising Fee	\$7.00
2021	MAILING FEE	\$14.00
2020	Property Tax Principal	\$405.49
2020	Las Vegas Artesian Basin	\$1.76
2020	Property Tax Penalty	\$61.23
2020	Property Tax Interest	\$181.63
2020	Advertising Fee	\$7.00
2020	MAILING FEE	\$2.00
2019	Property Tax Principal	\$193.46
2019	Property Tax Penalty	\$13.55
2019	Property Tax Interest	\$101.57
2019	Advertising Fee	\$7.00
2019	MAILING FEE	\$2.00
<b>TAX YEAR TOTAL AMOUNTS DUE as of 4/15/2024</b>		<b>\$4,859.12</b>

**PAYMENT HISTORY**

Last Payment Amount	\$199.18
Last Payment Date	10/9/2018
Fiscal Tax Year Payments	\$0.00
Prior Calendar Year Payments	\$0.00
Current Calendar Year Payments	\$0.00

**Make Payment****Printable Page****[Click Here for Printable Page!](#)****[New Search](#)****[View Cart](#)**

1 Exhibit 6 - 2284 Mesa Canyon Recorder's Office printout  
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Exhibit 6 - 2284 Mesa Canyon Recorder's Office printout

Home (/AcclaimWeb/) > Search (/AcclaimWeb/Search) > Search Type Parcel (/AcclaimWeb/Search/SearchTypeParcel)

## Parcel #

Parcel #

Date Range

From Date

To Date

Document Type

## Help

### Parcel Number

Parcel #: Enter the specific legal parcel, such as 176-15-301-024

Parcel #: Use this to either begin your Search with "Starts With", "Contains", or is an "Exact" match of your entry.

### Date Range

You can choose a specific recording date range or choose from pre-selected date ranges to narrow your search.

### Document Type

Limit your search by specific types of documents, or by groups of similar document types.

### Search by Address

To search by address, please click here: Assessor Search (<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/site.aspx>)

1 - 26 of 26 items

R...	Parcel # (/Acclaim...)	First Party...	First Cros...	# ...	Instrument# (/AcclaimWe...)	D...	M...	Recor...	Legal Description (/Ac...)	Total V...	...
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	LAS VEGAS VALLEY WATER DISTRICT	1	202403200001312	LIEN			03/20/2024		\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	LAS VEGAS VALLEY WATER DISTRICT	1	202312270001340	LIEN			12/27/2023		\$0.00

<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	202312260001328	LIEN	12/26/2023	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	202306280000420	LIEN	06/28/2023	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	202212220003554	LIEN	12/22/2022	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	202205050002442	LIEN	05/05/2022	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	202110130003121	LIEN	10/13/2021	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	TREASURER CLARK COUNTY	2	202106090002730	TAX DEED	06/09/2021	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	202103090001273	LIEN	03/09/2021	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	CANYON TERRACE HOMEOWNERS ASSOCIATION	4	202101210002880	DEFA...	01/21/2021	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	CANYON TERRACE HOMEOWNERS ASSOCIATION	2	202010280003272	LIEN	10/28/2020	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	202008260004423	LIEN	08/26/2020	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	TREASURER CLARK COUNTY	1	201912260002000	TAX CERTI...	12/26/2019	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	201910230003507	LIEN	10/23/2019	\$0.00

<a href="#">Add To Cart</a>	264-21-311-009	PITTMAN, CALISA	REPUBLIC SILVER STATE DISPOSAL INC	1	201810170000324	LIEN	10/17/2018	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	NONE SHOWN	ATTORNEY UNITED STATES	3	201808160001383	REQU... NOTICE	08/16/2018	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	NONE SHOWN	ATTORNEY UNITED STATES OF AMERICA	3	201807170000422	LIS PEND...	07/17/2018	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	KIRBY, GREGORY	PITTMAN, CALISA	3	201802080001574	DEED	02/08/2018	\$178,000.00
<a href="#">Add To Cart</a>	264-21-311-009	KIRBY, GREGORY	REPUBLIC SILVER STATE DISPOSAL INC	1	201801220001629	LIEN	01/22/2018	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	POLUS, STEVEN EE	KIRBY, GREGORY	4	201706160000871	DEED	06/16/2017	\$178,000.00
<a href="#">Add To Cart</a>	264-21-311-009	POLUS, STEVEN	POLUS, STEVEN	3	201305140000560	DEED	05/14/2013	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	COUSER, BARBARA P	POLUS, STEVEN	3	201305140000559	DEED	05/14/2013	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	COUSER, BARBARA P	POLUS 1991 TRUST	3	201305140000558	CERTI...	05/14/2013	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	POLUS, PHILIP EE	POLUS, PHILIP EE	3	201112020002288	DEED	12/02/2011	\$0.00
<a href="#">Add To Cart</a>	264-21-311-009	VERDUGO TRUSTEE SERVICE CORPORATION	POLUS, PHILIP	3	200311180002164	SUBS...	11/18/2003	APN 264-21-311-009
<a href="#">Add To Cart</a>	264-21-311-009	POLUS, STEVEN	POLUS, PHILIP	2	199612030000823	DEED	12/03/1996	APN 264-21-311-009
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1 Exhibit 7 - 2284 Mesa Canyon Quitclaim Deed  
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Exhibit 7 - 2284 Mesa Canyon Quitclaim Deed

APN#: 264-21-311-009

Inst #: 20180208-0001574

Fees: \$40.00

RPTT: \$907.80 Ex #:

02/08/2018 02:38:02 PM

Receipt #: 3317803

Requestor:

CAROL KIRBY

Recorded By: ANI Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: FRONT COUNTER

Ofc: MAIN OFFICE

Recording Requested By:

Gregory Kirby and Carol Kirby

Return Documents To:

Gregory and Carol Kirby  
2434 Ping Dr.  
Henderson NV 89074

Mail Tax Statements To:

Calisa Pittman  
2284 Mesa Canyon Dr.  
Laughlin, NV 89029

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 7 day of February, 2018, by the  
Grantor, Gregory Kirby and Carol Ann Kirby

whose mailing address is

2434 Ping Dr. Henderson NV 89074  
to the Grantee,

Calisa Pittman

whose mailing address is

2284 Mesa Canyon Dr. Laughlin, NV 89029

WITNESSETH, That the said Grantor, for good consideration and for the sum of  
\$ 5000.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does  
hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and  
claim which the said Grantor has in and to the following described parcel of land, and  
improvements and appurtenances thereto in the County of Clark, State of Nevada, to wit:

Terrace 5 - Unit 1  
Plat Book 41 Page 73  
Lot 9 Block 1

Quitclaim Deed Page 1 of 2

APN#: 264-21-311 609

Commonly known as:

2284 Mesa Canyon Dr. Laughlin, NV 89029

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Gregory Kirby  
Printed Name: Gregory Kirby

Date: 2-7-18  
Capacity: Grantor

Signature Carol Kirby  
Printed Name: Carol Kirby

Date: 2/7/18  
Capacity: Grantor

Signature \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_  
Capacity: \_\_\_\_\_

STATE OF NEVADA }  
COUNTY OF Otak }

On 2/7/18 before me, FATH BRAUD, personally  
appeared Carol Kirby & Gregory Kirby

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

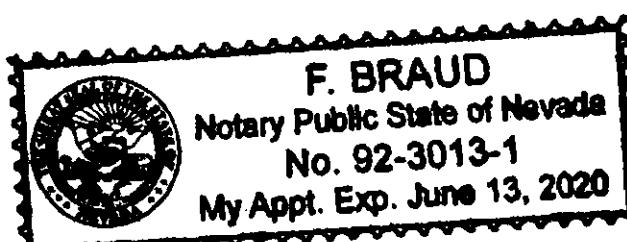
WITNESS my hand and official seal.

[SEAL]

Carol  
Signature

Affiant: I Known \_\_\_\_\_ Unknown \_\_\_\_\_

ID Produced: \_\_\_\_\_



**STATE OF NEVADA**  
**DECLARATION OF VALUE**

## 1. Assessor Parcel Number(s)

a. 264-21-  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

## 2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
Other	

## 3.a. Total Value/Sales Price of Property

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

b. Deed in Lieu of Foreclosure Only (value of property) \$ 178,000  
 c. Transfer Tax Value: \$ 178,000  
 d. Real Property Transfer Tax Due \$ 907.80

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Carol Kirby Capacity: Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION****(REQUIRED)**

Print Name: Carol Kirby  
 Address: 2434 Ping Dr.  
 City: Henderson  
 State: NV Zip: 89024

**BUYER (GRANTEE) INFORMATION****(REQUIRED)**

Print Name: Colisa Pittman  
 Address: 2284 Mesa Canyon Dr.  
 City: Laughlin  
 State: NV Zip: 89029

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

1 Exhibit 8 - 2284 Mesa Canyon HOA Notice of Default and Election to Sell  
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Exhibit 8 - 2284 Mesa Canyon HOA Notice of Default and Election to Sell

Inst #: 20210121-0002880

Fees: \$42.00

01/21/2021 03:26:40 PM

Receipt #: 4370866

Requestor:

Premier American Title

Recorded By: SCHIABLE Pgs: 4

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

When recorded return to:

**Silver State Trustee Services, LLC**

5940 S. Rainbow Blvd.

Las Vegas, NV 89118-2506

APN# 264-21-311-009

TS# 110328

## **NOTICE OF DEFAULT ELECTION TO SELL UNDER NOTICE OF DELINQUENT ASSESSMENT**

NOTICE IS HEREBY GIVEN, that **Canyon Terrace Homeowners' Association** is the lien holder and beneficiary under a Notice of Delinquent Assessment executed by Silver State Trustee Services, LLC., agent for **Canyon Terrace Homeowners' Association**, describing the land therein as:

Lot 9 Block 1; Terrace 5-Unit 1  
as shown by map on file in Plat Book 41, Page 73  
in the records of the County Recorder of Clark County,  
Nevada, and more commonly known as:  
2284 Mesa Canyon Drive, Laughlin, NV 89029  
(the "Property")

to secure certain financial obligations of Pittman, Calisa; reputed owner(s) of the Property or successor thereto. Said financial obligations total \$2,349.05 as of January 20, 2021, including the amount of the original lien of \$1,034.05, comprised of \$549.05 in delinquent assessments and \$485.00 in costs of collecting, -plus additional accruing assessments, interest, costs of the association and/or its agent since that time. ***WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE!*** The beneficial interest under such Assessment Lien and the obligations secured thereby are presently held by the undersigned: that a breach of, and default in, the obligations for which such assessment Lien is security, has occurred in that payment has not been made in the above-reverenced amounts: that by reason thereof, present beneficiary under such Assessment Lien has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the property to be sold to satisfy secured thereby.

Pursuant to Nevada Revised Statute("NRS") 116.31116, a sale will be held if this obligation is not completely satisfied and paid within ninety (90) days from the recording date of the Notice, on the Property described hereinabove.

SILVER STATE TRUSTEE SERVICES, LLC  
5940 SOUTH RAINBOW BLVD.  
LAS VEGAS, NV 89118-2506  
PHONE: (702) 221-8848

**Pursuant to NRS 116.3116(3), a portion of the Assessment Lien is prior to the first security interest on the Property, as described in Exhibit "A". Pursuant to NRS 116.3116 Sec.2(b)(3))**

(I) If the holder of the first security interest on the unit does not satisfy the amount of the association's lien that is prior to the first security interest pursuant to subsection 3 of NRS 116.3116, the association may foreclose its lien by sale and that the sale may extinguish the first security interest as to the unit:  
and

(II) If, not later than 5 days before the date of the sale, the holder of the first security interest on the unit satisfies the amount of the association's lien that is prior to that first security interest pursuant to subsection 3 of NRS 116.3116 and, not later than 2 days before the date of the sale, a record of such satisfaction is recorded in the office of the recorder of the county in which the unit is located, the association may foreclose its lien by sale but the sale may not extinguish the first security interest as to the unit.

As Agent for **Canyon Terrace Homeowners' Association**



---

Monique Washington  
Dated the 20th day of January 2021

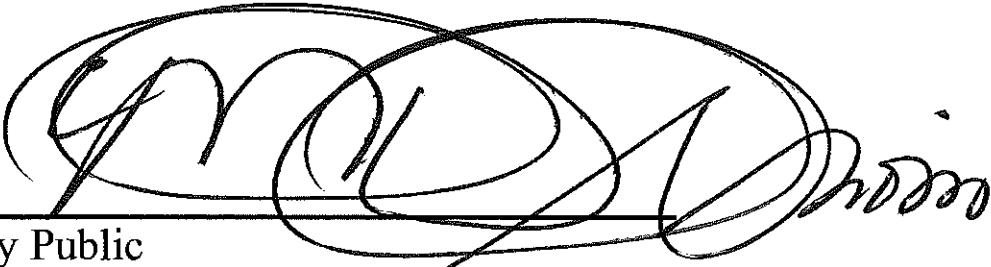
SILVER STATE TRUSTEE SERVICES, LLC  
5940 SOUTH RAINBOW BLVD.  
LAS VEGAS, NV 89118-2506  
PHONE: (702) 221-8848

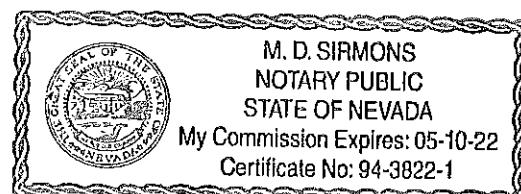
State of Nevada      )  
County of Clark      )

Monique Washington, being first duly sworn, deposes and says: That I am the authorized representative of **Canyon Terrace Homeowners' Association** in the above entitled action: That I have read the foregoing Notice of Default And Election to Sell and know the contents thereof, and that the same is true of my own knowledge, except as to those matters therein stated on information and belief, and as to those matters, I believe them to be true.

  
Monique Washington

On the day of 20th day of January 2021, personally appeared before me a notary public, Monique Washington, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument.

  
Notary Public



**“Exhibit A”**

The following statement is a reconciliation of the Super Priority Lien that applies **solely** to the first security interest on this unit in accordance with NRS 116.3116 Sec.2 (b)(2) I, II, III, IV.

Total Super Priority Lien amount	\$1,466.25
----------------------------------	------------

NRS 116.3116 Sec.2 (b)(2) I-

*(I)The amount of the association's lien that is prior to the first security interest on the unit pursuant to subsection 3 of NRS 116.3116 as of the date of the notice.*

Nine (9) Months of Delinquent Assessments	\$101.25
---	----------

NRS 116.3116 Sec.2 (b)(2) II-

*(II)The amount of the lien described in sub subparagraph (I) that is attributable to assessment based on the periodic budget adopted by the association pursuant to NRS116.3115 as of the date of the notice  
9 months of assessments of \$11.25/mo*

Construction Penalties/Abatement Costs	\$0.00
--	--------

NRS 116.3116 Sec.2 (b)(2)III-

*(III)The amount of the lien described in sub subparagraph (I) that is attributable to amounts described in NRS116.310312 as of the date of the notice: and*

Super Priority Lien Fees	\$1,365.00
--------------------------	------------

NRS 116.3116 Sec.2 (b)(2)IV-

*(IV)The amount of the lien described in sub subparagraph(I) that is attributable to the costs of enforcing the association's lien as of the date of the notice.*

*Cost to enforce the lien pursuant NRS116.3116(5)*

1 Exhibit 9 - 2284 Mesa Canyon Property Account Inquiry printout  
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Exhibit 9 - 2284 Mesa Canyon Property Account Inquiry printout



# Treasurer

## J. Ken Diaz

Clark County Treasurer

[Print](#)

### Property Account Inquiry - Summary Screen

[New Search](#)[View Cart](#)

Parcel ID	264-21-311-009	Tax Year	2024	District	107	Rate	3.3483
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Situs Address:	2284 MESA CANYON DR LAUGHLIN
----------------	------------------------------

Legal Description:	ASSESSOR DESCRIPTION: TERRACE 5-UNIT 1 PLAT BOOK 41 PAGE 73 LOT 9 BLOCK 1 GEOFID: PT NW4 SW4 SEC 21 32 66
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Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	8.0	Land	25725	2018020801574	2/8/2018
Taxable	Tax Cap Limit Amount	2345.53	Improvements	47173	2017061600871	6/16/2017
Delinquent	Tax Cap Reduction	95.31	Total Assessed Value	72898	2013051400560	5/14/2013
	Land Use	1-10 Single Family Residential	Net Assessed Value	72898	2011120202288	12/2/2011
	Cap Type	OTHER	Exemption Value New Construction	0	98030302202	3/3/1998
	Acreage	0.2100	New Construction - Supp Value	0		
	Exemption Amount	0.00				

Role	Name	Address	Since	To
Owner	PITTMAN CALISA	C/O TRUSTEE CLARK COUNTY TREASURER 2284 MESA CANYON DR , LAUGHLIN, NV 89029 UNITED STATES	6/19/2021	Current

**Summary**

Item	Amount
Taxes as Assessed	\$2,440.84
Less Cap Reduction	\$95.31
Net Taxes	\$2,345.53

**PAST AND CURRENT CHARGES DUE TODAY**

Tax Year	Charge Category	Amount Due Today
2024	Property Tax Principal	\$2,345.53
2024	Colorado River Valley	\$2.14
2024	Water Reclamation - Delinq	\$287.08
2024	Property Tax Penalty	\$415.47
2024	Trustee Sale Guarantee Title Search	\$380.00
2024	MAILING FEE	\$160.00
2023	Property Tax Principal	\$2,171.79
2023	Colorado River Valley	\$2.14
2023	Water Reclamation - Delinq	\$279.84
2023	Property Tax Penalty	\$387.84
2023	Property Tax Interest	\$366.05

2023	Advertising Fee	\$7.00
2023	MAILING FEE	\$2.00
2022	Property Tax Principal	\$2,010.92
2022	Colorado River Valley	\$2.14
2022	Water Reclamation - Delinq	\$523.84
2022	Property Tax Penalty	\$417.35
2022	Property Tax Interest	\$638.99
2022	Advertising Fee	\$7.00
2022	MAILING FEE	\$2.00
2021	Property Tax Principal	\$1,867.15
2021	Colorado River Valley	\$0.24
2021	Property Tax Penalty	\$280.14
2021	Property Tax Interest	\$645.82
2021	Advertising Fee	\$7.00
2021	MAILING FEE	\$14.00
2020	Property Tax Principal	\$1,749.91
2020	Water Reclamation - Delinq	\$259.21
2020	Property Tax Penalty	\$319.49
2020	Property Tax Interest	\$903.28
2020	Advertising Fee	\$7.00
2020	MAILING FEE	\$2.00
2019	Property Tax Principal	\$1,669.76
2019	Water Reclamation - Delinq	\$260.80
2019	Property Tax Penalty	\$307.85
2019	Property Tax Interest	\$1,061.37
2019	Advertising Fee	\$7.00
2019	MAILING FEE	\$2.00
<b>CURRENT AMOUNTS DUE as of 4/30/2024</b>		<b>\$19,773.14</b>

**NEXT INSTALLMENT AMOUNTS**

Tax Year	Charge Category	Installment Amount Due
<b>THERE IS NO NEXT INSTALLMENT AMOUNT DUE as of 4/30/2024</b>		

**TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR**

Tax Year	Charge Category	Remaining Balance Due
2024	Property Tax Principal	\$2,345.53
2024	Colorado River Valley	\$2.14
2024	Water Reclamation - Delinq	\$287.08
2024	Property Tax Penalty	\$415.47
2024	Trustee Sale Guarantee Title Search	\$380.00
2024	MAILING FEE	\$160.00
2023	Property Tax Principal	\$2,171.79
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2021	Colorado River Valley	\$0.24

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2019	Water Reclamation - Delinq	\$260.80
2019	Property Tax Penalty	\$307.85
2019	Property Tax Interest	\$1,061.37
2019	Advertising Fee	\$7.00
2019	MAILING FEE	\$2.00
<b>TAX YEAR TOTAL AMOUNTS DUE as of 4/30/2024</b>		<b>\$19,773.14</b>

**PAYMENT HISTORY**

Last Payment Amount	\$1,747.19
Last Payment Date	5/21/2018
Fiscal Tax Year Payments	\$0.00
Prior Calendar Year Payments	\$0.00
Current Calendar Year Payments	\$0.00

**Make Payment****Printable Page****Click Here for Printable Page!****New Search****View Cart**

1 Exhibit 10 - 2284 Mesa Canyon Clark County Notice of Intent to Sell  
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Exhibit 10 - 2284 Mesa Canyon Clark County Notice of Intent to Sell



## Office of the Clark County Treasurer

**NOTICE OF INTENT TO SELL  
REAL PROPERTY  
(NRS 361.585 AND NRS 361.595)**

000021101 AB 0,547 \*\*AUTO T2 0 0011 89101-652175 -C01  
  
 264-21-311-009

UNITED STATES ATTORNEY'S OFFICE  
 ATTN: MICHAEL A HUMPHREYS  
 DISTRICT OF NEVADA  
 501 LAS VEGAS BLVD S STE 1100  
 LAS VEGAS, NV 89101-6521



January 23, 2024

PARCEL NUMBER: 264-21-311-009  
 LOCATION: 2284 MESA CANYON DR

ASSESSOR DESCRIPTION: TERRACE 5-UNIT 1 PLAT BOOK 41 PAGE 73 LOT 9 BLOCK 1  
 GEOID: PT NW4 SW4 SEC 21 32 66

Per Nevada Revised Statutes 361.585 and 361.595, the real property described above was deeded to the Clark County Treasurer as trustee for non-payment of taxes and **will be sold at public auction on May 9, 2024**, at 8:00 am in the Clark County Commission Chambers located at 500 S Grand Central Pkwy. For additional information please visit our website at [www.clarkcountynv.gov/treasurer](http://www.clarkcountynv.gov/treasurer).

**AMOUNT DUE\*\*: \$19,773.14**

\*\* Includes taxes and applicable penalties, interest, fees, and costs through April 8, 2024.

If the amount due above is not paid by April 8, 2024, an additional publication fee will be added.

**TO PREVENT THE SALE OF THIS PROPERTY**, the total amount due - including any additional penalties, interest, fees, or costs if applicable - must be received in our office no later than **5:30 p.m. on May 6, 2024**. Please note, **postmarks will not** be accepted.

Payment must be submitted in **cash or certified funds** made payable to Clark County Treasurer.

**Bankruptcy** - If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before 8:00 a.m. on May 9, 2024. You may email this information to [TRPTM@clarkcountynv.gov](mailto:TRPTM@clarkcountynv.gov).

If you have any questions, please call our office at (702) 455-4338, (702) 455-2514, (702) 455-0169 or (702) 455-3072.

Tear here

**CLARK COUNTY TREASURER**  
**Please return this portion with your payment**

Fiscal Year 2023-2024

Statement Date: January 23, 2024

Parcel Number	Amount Due	Amount Enclosed
264-21-311-009	19,773.14	

Make checks payable to:

Clark County Treasurer  
 500 S Grand Central Parkway  
 Box 551220  
 Las Vegas NV 89155-1220

UNITED STATES ATTORNEY'S OFFICE  
 ATTN: MICHAEL A HUMPHREYS  
 DISTRICT OF NEVADA  
 501 LAS VEGAS BLVD S STE 1100  
 LAS VEGAS, NV 89101-6521

264213110092400001977314000000000000197731400019773146

1 Exhibit 11 - 781 Leslie Recorder's Office printout  
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Exhibit 11 - 781 Leslie Recorder's Office printout

## Search Results

Showing selected 13 of 13 Total Results

Print Results Printed Apr 22, 2024 2:52:52 PM

Official Public Records Search where Parcel (Eight digits, no dashes) equals 03604106

## 386579 • Deed

Recording Date 12/28/1995 12:00 AM	Grantor SPROUL VONNELL F	Grantee SPROUL LAWRENCE L	APN 36-041-06
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No Related Documents

## 386580 • Deed

Recording Date 12/28/1995 12:00 AM	Grantor SPROUL LAWRENCE L	Grantee JABBOUR BRUCE J	APN 36-041-06
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No Related Documents

## 500760 • Deed

Recording Date 09/26/2000 12:00 AM	Grantor JABBOUR BRUCE J	Grantee (2) JABBOUR BRUCE J JABBOUR MARY L	APN 36-041-06
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No Related Documents

## 500761 • Deed of Trust

Recording Date 09/26/2000 12:00 AM	Grantor (2) JABBOUR BRUCE J JABBOUR MARY L	Grantee (2) COUNTRYWIDE HOME LOANS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	APN 36-041-06
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Related Documents (2)

Document Number 883595 883595	Document Type Reconveyance Substitution of Trustee	Recording Date 11/07/2017 11/07/2017	Book/Page
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## 620195 • Homestead

Recording Date 04/04/2005 12:00 AM	Grantor (2) JABBOUR BRUCE J JABBOUR MARY L	Grantee	APN 36-041-06
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No Related Documents

## 882508 • Deed

Recording Date  
**10/23/2017 11:51 AM**Grantor (2)  
**JABBOUR BRUCE J**  
**JABBOUR MARY L**Grantee (2)  
**KIRBY GREGORY**  
**KIRBY CAROL**APN  
**36-041-06**

## Related Documents (2)

Document Number	Document Type	Recording Date	Book/Page
<b>897907</b>	<b>Request for Notice</b>	<b>08/16/2018</b>	
<b>886522</b>	<b>Deed</b>	<b>01/12/2018</b>	

## 883595 • Reconveyance

Recording Date  
**11/07/2017 08:08 AM**

Grantor

Grantee (2)  
**JABBOUR BRUCE J**  
**JABBOUR MARY L**APN  
**36-041-06**

## Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>500761</b>	<b>Deed of Trust</b>	<b>09/26/2000</b>	

## 883595 • Substitution of Trustee

Recording Date  
**11/07/2017 08:08 AM**Grantor (4)  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS**  
**COUNTRYWIDE HOME LOANS**  
**JABBOUR BRUCE J**  
**JABBOUR MARY L**Grantee  
**NATIONWIDE TITLE CLEARING**APN  
**36-041-06**

## Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>500761</b>	<b>Deed of Trust</b>	<b>09/26/2000</b>	

## 886522 • Deed

Recording Date  
**01/12/2018 03:38 PM**Grantor (2)  
**JABBOUR BRUCE J**  
**JABBOUR MARY L**Grantee (2)  
**KIRBY GREGORY**  
**KIRBY CAROL**APN  
**36-041-06**

## Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>882508</b>	<b>Deed</b>	<b>10/23/2017</b>	

## 896126 • Lis Pendens

Recording Date  
**07/17/2018 09:11 AM**Grantor  
**UNITED STATES OF AMERICA**Grantee  
**781 N LESLIE ST**APN  
**36-041-06**

## No Related Documents

## 897907 • Request for Notice

Recording Date <b>08/16/2018 11:47 AM</b>	Grantor <b>UNITED STATES ATTORNEYS OFFICE</b>	Grantee	APN <b>36-041-06</b>
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## Related Documents (1)

Document Number <b>882508</b>	Document Type <b>Deed</b>	Recording Date <b>10/23/2017</b>	Book/Page
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## 993369 • Treasurers Certificate

Recording Date <b>09/29/2022 07:02 AM</b>	Grantor (2088) <b>EAST TYBO MINING CO</b>	Grantee (2) <b>NYE COUNTY TREASURER</b>	APN (1765) <b>00-010-73</b>
	<b>GOINS WARREN</b>	<b>POWERS RAEILYN C</b>	<b>00-128-23</b>
	<b>GOINS KATRINA L</b>		<b>00-128-77</b>
	<b>FAZZARI CLARITA</b>		<b>00-156-98</b>
	<b>REID JESSIE</b>		<b>00-158-52</b>

## No Related Documents

## 1008635 • Treasurers Certificate

Recording Date <b>06/06/2023 04:29 PM</b>	Grantor (1083) <b>EAST TYBO MINING CO</b>	Grantee (2) <b>NYE COUNTY TREASURER</b>	APN (947) <b>00-010-73</b>
	<b>WOLFREY THOMAS M</b>	<b>POWERS RAEILYN C</b>	<b>00-158-61</b>
	<b>WOLFREY EILEEN M</b>		<b>00-158-67</b>
	<b>CROWN POINT MINING LLC</b>		<b>01-191-37</b>
	<b>CLINTON DENNIS R</b>		<b>01-221-09</b>

## No Related Documents

1 Exhibit 12 - Nye County Property Tax Inquiry printout  
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Exhibit 12 - Nye County Property Tax Inquiry printout

To view Assessment Information or pay Unsecured Property Taxes, click here to go to the Nye County Assessor Property Inquiry

### ● Property Information

Parcel ID	036-041-06	Parcel Acreage	10.0000
Tax Year	2023 <input type="button" value="▼"/>	Assessed	41,293
Land Use	RES	Value	
Group		Tax Rate	3.4085
Land Use	200 - Single Family Residence	Tax Cap	High Cap
Zoning	RE-1	Tax Cap	
Tax District	062	Returned	
Site Address	781 N LESLIE ST PAHRUMP, NV 89060	Total Tax Fiscal Year (2023 - 2024)	\$1,432.87
Neighborhood	062 - PAHRUMP #2	Total Unpaid All Years	\$4,290.35

### ● Billing Fiscal Year (2023 - 2024)

Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/21/2023	\$341.37	\$0.00	\$13.65	\$355.02	\$0.00	\$355.02
2	10/2/2023	\$298.00	\$0.00	\$31.97	\$329.97	\$0.00	\$329.97
3	1/1/2024	\$298.00	\$0.00	\$56.24	\$354.24	\$0.00	\$354.24
4	3/4/2024	\$298.00	\$9.16	\$86.48	\$393.64	\$0.00	\$393.64
<b>Total</b>		<b>\$1,235.37</b>	<b>\$9.16</b>	<b>\$188.34</b>	<b>\$1,432.87</b>	<b>\$0.00</b>	<b>\$1,432.87</b>

### ● Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2023 - 2024)	\$1,432.87	\$0.00	\$1,432.87
+	(2022 - 2023)	\$1,424.99	\$0.00	\$1,424.99
+	(2021 - 2022)	\$1,432.49	\$0.00	\$1,432.49
+	(2020 - 2021)	\$1,188.80	\$1,188.80	\$0.00
+	(2019 - 2020)	\$1,176.68	\$1,176.68	\$0.00

● Assessments

Taxable Value	Land	Building	Per. Property	Totals
<b>Residential</b>	37,889	80,090	0	<b>117,979</b>
<b>Com / Ind.</b>	0	0	0	<b>0</b>
<b>Agricultural</b>	0	0	0	<b>0</b>
<b>Exempt</b>	0	0	0	<b>0</b>
<b>Pers. Exempt</b>				<b>0</b>
<b>Total</b>	<b>37,889</b>	<b>80,090</b>	<b>0</b>	<b>117,979</b>

Assessed Value	Land	Building	Per. Property	Totals
<b>Residential</b>	13,261	28,032	0	<b>41,293</b>
<b>Com / Ind.</b>	0	0	0	<b>0</b>
<b>Agricultural</b>	0	0	0	<b>0</b>
<b>Exempt</b>	0	0	0	<b>0</b>
<b>Pers. Exempt</b>				<b>0</b>
<b>Total</b>	<b>13,261</b>	<b>28,032</b>	<b>0</b>	<b>41,293</b>

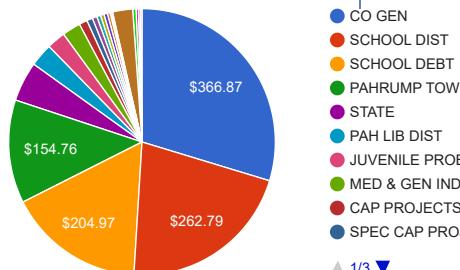
	New Land	New Const.	New P.P.
<b>Residential</b>	0	0	0
<b>Com / Ind.</b>	0	0	0
<b>Agricultural</b>	0	0	0
<b>Exempt</b>	0	0	0
<b>Totals</b>	0	0	0

● Legal

Year	Legal	Subdivision	Section	Township	Range	Block & Lot
<b>Current Year 2024</b>						
2024	T20S R53E S8-S S NW NW P#9732 10AC		8	20S	53E	
<b>Selected Parcel Year 2023</b>						
2023	T20S R53E S8-S S NW NW P#9732 10AC		8	20S	53E	

### ● Taxing Bodies

Tax Entity	Tax Rate	Amount
CO GEN	1.0470	\$366.87
SCHOOL DIST	0.7500	\$262.79
SCHOOL DEBT	0.5850	\$204.97
PAHRUMP TOWN	0.4417	\$154.76
STATE	0.1700	\$59.57
PAH LIB DIST	0.0987	\$34.59
JUVENILE PROB	0.0800	\$28.03
MED & GEN IND	0.0790	\$27.68
CAP PROJECTS	0.0350	\$12.26
SPEC CAP PROJ	0.0250	\$8.76
DED CO MED	0.0201	\$7.04
PAHRUMP POOL	0.0163	\$5.71
AG EXT	0.0150	\$5.25
AUTO ACC INDG	0.0150	\$5.25
HEALTH CLINIC	0.0117	\$4.10
YOUTH SERVICE	0.0060	\$2.10
911 EMERGENCY	0.0050	\$1.75
PAHRUMP MUSEUM	0.0039	\$1.37
TONOPAH MUSEUM	0.0026	\$0.91
NYE COUNTY AIRPORT	0.0015	\$0.53
ROAD	0.0000	\$0.00
<b>Tax Entity Total</b>	<b>3.4085</b>	<b>\$1,194.29</b>
Landfill - Single	0.0000	\$30.00
NYE WATER DIST TAX	0.0000	\$5.00
Pahrump Valley Groundwater Basin	0.0000	\$3.43
Pahrump Valley Groundwater Basin 22-23	0.0000	\$2.65
<b>Special Assessment Total</b>	<b>0.0000</b>	<b>\$41.08</b>
<b>Year Total</b>	<b>3.4085</b>	<b>\$1,235.37</b>



▲ 1/3 ▼

### ● Related Names

CURRENT OWNER FOR 2024 (2024 - 2025)	
Name	KIRBY, GREGORY & CAROL
Mailing	2284 MESA CANYON DR
Address	LAUGHLIN, NV, 89029-0700
Status	Current

OWNER FOR 2023 (2023 - 2024)	
Name	KIRBY, GREGORY & CAROL
Mailing	2284 MESA CANYON DR
Address	LAUGHLIN, NV, 89029-0700
Status	Current

No Personal Property

**● Sales History**

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Amount
2017	882508	GRANT BARGAIN SALE DEED	10/12/2017	BRUCE J & MARY L JABBOUR	GREGORY & CAROL KIRBY	\$1
1995	386580		12/8/1995		SPROUL,LAWRENCE/GE:JABBOUR,B	\$1

**● Property Map**[View Full Screen](#)

## Treasurer's Office Contact Information

**Tonopah Office**

101 Radar Rd  
P.O. Box 473  
Tonopah, NV 89049-0473  
Phone: 775 482-8147 Fax: 775 482-8193

**Pahrump Office**

170 N. Floyd Dr Ste 2  
Pahrump, NV 89060-0105  
Phone: 775 751-4200 Fax: 775 751-4204

1 Exhibit 13 - 1412 West Grove Warranty Deed  
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Exhibit 13 - 1412 West Grove Warranty Deed

1924299

WARRANTY DEED  
Joint TenancyMacon Co. Illinois  
S.S. by Mary A. Eaton, Recorder  
Book: 4585 Page: 345Receipt #: 86741  
Pages Recorded: 1  
Recording Fee: \$60.00  
Rental Housing - State: \$9.00  
Authorized By Mary A. Eaton

Date Recorded: 9/18/2017 9:32:20 AM

Mail Tax Statements to:

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171028

This space for use of Recorder

Name of Grantor(s): **New Vision Church of God, an Illinois Non-for-Profit Organization**

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Grantee(s):

**Gregory Kirby and Carol Kirby, not as Tenants in Common but as Joint Tenants**

the following described real estate:

**Lot Three (3) of New Vision Subdivision, as per Plat recorded in Book 5000, Page 40 in the Records of the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.**

Subject to restrictions, reservations and easements of record, if any.

Subject to the General Taxes payable in 2017 and thereafter. Tax ID# **17-12-28-451-016**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 11 day of September, 2017.

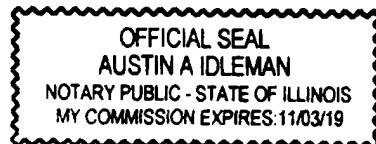
New Vision Church of God

  
By: Dow Moses, Pastor

*b/g*

Exempt under provisions of Par.
Sec. 31-45, Property Tax Code.
Date <u>7/1/17</u> By <u>Andrew P. Chiligris</u> (Buyer, Seller or Representative)

STATE OF ILLINOIS, COUNTY OF MACON} ss.

The foregoing instrument was acknowledged before me this 11 day of September, 2017, by Dow Moses, Pastor of New Vision Church of God, an Illinois Non-for-Profit Organization, for the purposes therein set forth.


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Notary Public

Prepared by: **ANDREW P. CHILIGIRIS, ATTORNEY-143 N. Water St., Decatur, IL 62523 (217-428-8080)**

1 Exhibit 14 - 1412 West Grove April 12, 2018, Quit Claim Deed  
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28 Exhibit 14 - 1412 West Grove April 12, 2018, Quit Claim Deed

## Quit Claim Deed

1932019



Macon Co. Illinois  
S.S. by Mary A. Eaton, Recorder  
Book: 4616 Page: 272

Receipt #: 90703  
Pages Recorded: 1

Recording Fee: \$60.00  
Rental Housing - State: \$9.00  
Authorized By *Mary A. Eaton*

Date Recorded: 4/12/2018 2:18:15 PM

Mail Tax Statement To:  
(Name & Address)  
God's house International  
ministries, 1414 w.  
Grove Rd, Decatur IL  
62521

Name of Grantor(s): *Gregory Kirby, Carol Kirby*

For and in consideration of: Ten Dollars (\$10.00) and other good & valuable consideration  
in hand paid, conveys and warrants to:

Gods House International ministries

Name &amp; Address of Grantee(s)

1414 w. Grove Rd  
Decatur, IL 62521

The following described real estate:

Lot Three(3) of new vision subdivision, as per Plat  
recorded in Book 5000, page 40 in the Records of the  
Recorder's office of macon county, Illinois in Macon  
County Illinois.

Which is situated in the county of MACON, in State of Illinois, hereby  
releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of this state.

*Gregory Kirby*  
*Carol Kirby*

Dated this 12<sup>th</sup> day of April 2018

NEVADA  
STATE OF ILLINOIS )  
COUNTY OF MACON ) ss  
LAW

MARY A. EATON  
Recorder

(Seal)

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day  
of April 2018 by Gregory Kirby, Carol Kirby for the  
purposes therein set forth, including the release and waiver of the right  
of homestead.

Notary Public



F. BRAUD  
Notary Public State of Nevada  
No. 92-3013-1  
My Appt. Exp. June 13, 2020

This instrument was prepared by Gregory Kirby  
(Name)

1414 w. Grove Rd Decatur IL  
(Address) 62521

Documentary Stamp	<i>Exempt under provisions of Paragraph 1 Section 3-45, Property Tax Code (35 UCS 200/31-45)</i>
Buyer, Seller, or Representative	<i>Gregory Kirby</i>
Date	<u>4-12-18</u>

1 Exhibit 15 - 1412 West Grove January 31, 2022, Quit Claim Deed  
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28 Exhibit 15 - 1412 West Grove January 31, 2022, Quit Claim Deed

Quit Claim Deed

1992177

Mail Tax Statement To:  
(Name & Address)

Debra Carter  
1656 W. Cushing St.  
Decatur, IL 62526



Macon Co., Illinois

S.S. by Mary A. Eaton, Recorder

Book: 4876 Page: 823

Receipt #: 123356

Pages Recorded: 1

Recording Fee: \$63.00

Rental Housing - State: \$9.00

Authorized By *Mary A. Eaton*

Date Recorded: 1/31/2022 9:49:03 AM

Name of Grantor(s):

God's House International Ministries 1412 W. Grove Road Decatur, IL 62522

For and in consideration of: Ten Dollars (\$10.00) and other good & valuable consideration  
in hand paid, conveys and quit claims to: Name & Address of Grantee(s)

Church of New Hope and Faith Inc - 1412 W. Grove Rd Decatur, IL 62522

The following described real estate:

1412 W. Grove Rd Decatur, IL 62522  
SEC 28-16-2E NEW VISION SUDB LT 3

Parcel# 17-12-28-451-016

Documentary Stamp

Recording Under Provisions of Paragraph 5  
Section 21-45, Property Tax Code (5 U.C.S. 20031-45)

1/31/22

Notary, or Representative

Which is situated in the county of MACON, in State of Illinois, hereby  
releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of this state.

"OFFICIAL SEAL"

KELSEY ARMSTRONG  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAY 14, 2025

Dated this 31 day of January 2022

STATE OF ILLINOIS ) The foregoing instrument was acknowledged before me this 31 day  
COUNTY OF MACON ) ss of January 2022 by Debra Carter for the  
purposes therein set forth, including the release and waiver of the right  
of homestead.

MARY A. EATON  
Recorder

*Mary A.*  
Notary Public

(Seal)

This instrument was prepared by Debra Carter 1656 W. Cushing St. D.I. 62526  
(Name) (Address)

1 Exhibit 16 - 1414 West Grove June 26, 2017, Warranty Deed  
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28 Exhibit 16 - 1414 West Grove June 26, 2017, Warranty Deed

1921460

WARRANTY DEED  
Joint TenantsMacon Co., Illinois  
S.S. by Mary A. Eaton, Recorder  
Book: 4573 Page: 233Receipt #: 85315  
Pages Recorded: 1Recording Fee: \$60.00  
Rental Housing - State: \$9.00  
Authorized By Mary A. Eaton

Mail Tax Statements to:

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170691

Date Recorded: 7/13/2017 3:56:32 PM

This space for use of Recorder

Name of Grantor(s): New Vision Church of God, an Illinois Not-For-Profit corporation

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, convey( and warrant(s) to Grantee(s):

**Greg Kirby, Carol Kirby, and Billy Kirby, not as Tenants in Common, but as Joint Tenants**

the following described real estate:

Lot One (1) of Church of God Addition, as per Plat recorded in Book 5000, Page 125 in the records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois

Subject to restrictions, reservations and easements of record, if any.

Subject to the General Taxes payable in 2017 and thereafter. Tax ID# 17-12-28-451-017

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

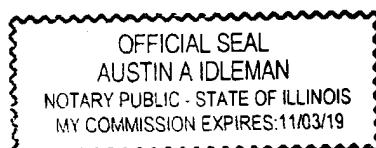
\$1,250,000.00

Dated this 24 day of July, 2017.

New Vision Church of God

By Dow Moses, Authorized Agent

STATE OF ILLINOIS, COUNTY OF MACON} ss.

The foregoing instrument was acknowledged before me this 24 day of July, 2017, by Dow Moses, Authorized Agent for New Vision Church of God, for the purposes therein set forth.
  
Notary Public

Prepared by: ANDREW P. CHILIGIRIS, ATTORNEY-143 N. Water St., Decatur, IL 62523 (217-428-8080)

\*Exempt under provisions of Paragraph B Section 4.  
 Real Estate Transfer Tax Act  
 Date 06/17 Buyer Seller or Representative

1 Exhibit 17 - 1414 West Grove April 12, 2018, Quit Claim Deed  
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28 Exhibit 17 - 1414 West Grove April 12, 2018, Quit Claim Deed

## Quit Claim Deed

1931975



Macon Co., Illinois  
S.S. by Mary A. Eaton, Recorder  
Book: 4616 Page: 63

Receipt #: 90682  
Pages Recorded: 1

Recording Fee: \$60.00  
Rental Housing - State: \$9.00  
Authorized By *Mary A. Eaton*

Date Recorded: 4/12/2018 9:04:19 AM

Mail Tax Statement To:  
(Name & Address)  
God's House International  
Ministries,  
1414 W. Grove Rd  
Decatur, IL 62521

Name of Grantor(s): *Gregory Kirby, Billy Kirby, Carol Kirby*

For and in consideration of: Ten Dollars (\$10.00) and other good & valuable consideration  
in hand paid, conveys and warrants to:

Name & Address of Grantee(s)  
God's House International  
ministries.

1414 W. Grove Rd  
Decatur, IL 62521

The following described real estate:

Lot one (1) of church of God Addition, as per  
Plat recorded in Book 5000, Page 125 in the  
records in the Recorder's Office of Macon  
County Illinois, Situated in Macon County ILLIN.

TAX ID # 17-12-28-451-0179 ~~Gods House~~ TAX ID # 47-5534438

Which is situated in the county of MACON, in State of Illinois, hereby  
releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of this state.

Documentary Stamp	<i>Exempt under provisions of Paragraph F Section 31-45, Property Tax Code (35 ILCS 200/31-45)</i>
Buyer, Seller, or Representative	<i>John Kirby</i>
Date	<i>4-12-18</i>

Gregory Kirby  
Carol Kirby  
Billy Kirby

NEVADA  
STATE OF ILLINOIS )  
COUNTY OF MACON ) ss  
CLARK

MARY A. EATON  
Recorder

(Seal)

Dated this 12<sup>th</sup> day of April 2018

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day  
of April 2018 by Gregory Kirby, Carol Kirby, Billy Kirby for the  
purposes therein set forth, including the release and waiver of the right  
of homestead.

*Frank Braud*  
Notary Public  
F. BRAUD  
Notary Public State of Nevada  
No. 92-3013-1  
My Appt. Exp. June 13, 2020

This instrument was prepared by Carol Kirby 1414 W. Grove Rd, Decatur IL 62526  
(Name) (Address)

1 Exhibit 18 - 1414 West Grove January 31, 2022, Quit Claim Deed  
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28 Exhibit 18 - 1414 West Grove January 31, 2022, Quit Claim Deed

Quit Claim Deed

1992178

Mail Tax Statement To:  
(Name & Address)

Debra Carter  
1656 W. Cushing St.  
Decatur, IL 62526



Macon Co., Illinois  
S.S. by Mary A. Eaton Recorder

Book: 4876 Page: 824

Receipt #: 123356  
Pages Recorded: 1

Recording Fee: \$63.00

Rental Housing - State: \$9.00

Authorized By: *Mary A. Eaton*

Date Recorded: 1/31/2022 9:49:04 AM

Name of Grantor(s):

God's House International Ministries  
1414 W. Grove Road Decatur, IL 62522

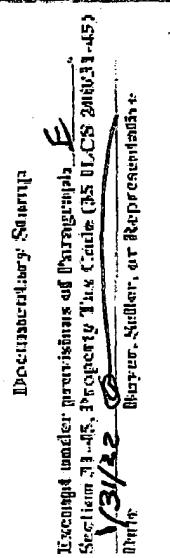
For and in consideration of: Ten Dollars (\$10.00) and other good & valuable consideration  
in hand paid, conveys and quit claims to: Name & Address of Grantee(s)

Church of New Hope and Faith Inc - 1414 W. Grove Rd Decatur, IL 62522

The following described real estate:

1414 W. Grove Rd Decatur, IL 62522  
SEC 28-16-2E CHURCH OF GOD ADD LT 1 ST DOC#80-58-7

Parcel# 17-12-28-451-017



Which is situated in the county of Macon, in State of Illinois, hereby  
releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of this state.

"OFFICIAL SEAL"

KELSEY ARMSTRONG  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAY-14-2025

Dated this 31 day of January 2022

STATE OF ILLINOIS )  
COUNTY OF MACON ) ss

MARY A. EATON  
Recorder

The foregoing instrument was acknowledged before me this 31 day  
of January 2022 by Debra Carter for the  
purposes therein set forth, including the release and waiver of the right  
of homestead.

*Mary A. Eaton*

Notary Public

(Seal)

This instrument was prepared by Debra Carter 1656 W. Cushing St. Dec. 21. 62526  
(Name) (Address)

## Exhibit 19 - Recorded POOFs

## Exhibit 19 - Recorded POOFs

Page 71 of 90  
Inst #: 20240501-0003136  
Fees: \$0.00  
05/01/2024 01:12:55 PM  
Receipt #: 5571083  
Requestor:  
US Attorneys Office NV  
Recorded By: WIHD Pgs: 7  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

## RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

APN# 140-23-217-156

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
**(DO NOT Abbreviate)**

## Preliminary Order of Forfeiture

**Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.**

**RECORDING REQUESTED BY:**

## Daniel Hollingsworth

**RETURN TO: Name** Daniel Hollingsworth, Assistant United States Atty

**Address** 501 Las Vegas Blvd, South

**City/State/Zip** Las Vegas, NV 89101

**MAIL TAX STATEMENT TO:** (Applicable to documents transferring real property)

**Name** \_\_\_\_\_

## Address

**City/State/Zip**

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

Case 2:23-cr-00191-APG-NJK Document 18 Filed 03/22/24 Page 1 of 6

1  
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5 **UNITED STATES DISTRICT COURT**  
6 **DISTRICT OF NEVADA**

7 UNITED STATES OF AMERICA, 2:23-CR-191-APG-NJK  
8 Plaintiff, **Preliminary Order of Forfeiture**  
9 v.  
10 CAROL KIRBY,  
11 Defendant.

12 This Court finds Carol Kirby pled guilty to Count One of a One-Count Criminal  
13 Information charging her with conspiracy to commit an offense against the United States in  
14 violation of 18 U.S.C. §§ 1347 and 371. Criminal Information, ECF No. \_\_; Arraignment &  
15 Plea, ECF No. \_\_; Plea Agreement, ECF No. \_\_.

16 This Court finds Carol Kirby agreed to the forfeiture of the property, the substitute  
17 property, the substitution and forfeiture of defendant's other assets, and the imposition of  
18 the in personam criminal forfeiture money judgment set forth in the Plea Agreement and the  
19 Forfeiture Allegation of the Criminal Information. Criminal Information, ECF No. \_\_;  
20 Arraignment & Plea, ECF No. \_\_; Plea Agreement, ECF No. \_\_.

21 This Court finds, under Fed. R. Crim. P. 32.2(b)(1) and (b)(2), the United States of  
22 America has (1) proven the amount for the personal criminal forfeiture money judgment  
23 and (2) established the requisite nexus between the property set forth in the Plea Agreement  
24 and the Forfeiture Allegation of the Criminal Information and the offense to which Carol  
25 Kirby pled guilty.

26 The following property and money judgment are (1) any property, real or personal,  
27 which constitutes or is derived from proceeds traceable to a violation of 18 U.S.C. § 1347, a  
28 specified unlawful activity as defined in 18 U.S.C. § 1956(c)(7)(F), involving a Federal

Case 2:23-cr-00191-APG-NJK Document 18 Filed 03/22/24 Page 2 of 6

1 health care offense as defined in 18 U.S.C. § 24, or 18 U.S.C. § 371, conspiracy to commit  
2 such offense or (2) property, real or personal, that constitutes or is derived, directly or  
3 indirectly, from gross proceeds traceable to the commission of 18 U.S.C. §§ 1347 and 371,  
4 involving a Federal health care offense as defined in 18 U.S.C. § 24 and are subject to  
5 forfeiture under 18 U.S.C. § 981(a)(1)(C) with 28 U.S.C. § 2461(c); 18 U.S.C. § 982(a)(7);  
6 and 21 U.S.C. § 853(p):

7 1. \$5,791.13;

8 2. \$5,548.94;

9 3. 6800 E. Lake Mead Blvd #2076, Las Vegas, Nevada 89156, more

10 particularly described as:

11 PARCEL I:

12 TOGETHER WITH AN UNDIVIDED ALLOCATED FRACTIONAL  
13 INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS  
14 SET FORTH IN, AND SUBJECT TO, THE AMENDED PLAT AND  
THE MOUNTAINSIDE COMMUNITY SUBDIVISION  
DECLARATION.

15 PARCEL II:

16 UNIT 2076 IN BUILDING 10, AS SHOWN ON THE FINAL MAP OF  
17 AMENDED PLAT OF MOUNTAINSIDE COMMUNITY  
SUBDIVISION, FILED IN BOOK 50 OF PLATS, PAGE 29, IN THE  
OFFICIAL RECORDS OF THE COUNTY RECORDER, CLARK  
COUNTY, NEVADA, AND AS DEFINED AND SET FORTH IN AND  
SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR AMENDED PLAT OF  
MOUNTAINSIDE COMMUNITY SUBDIVISION, RECORDED  
SEPTEMBER 24, 1993 AS INSTRUMENT NO. 01167 IN BOOK 930924,  
OFFICIAL RECORDS, CLARK COUNTY, NEVADA  
("MOUNTAINSIDE COMMUNITY SUBDIVISION DECLARATION").

22 PARCEL III:

23 TOGETHER WITH AN EXCLUSIVE INTEREST IN AND TO THOSE  
24 LIMITED COMMON ELEMENTS, IF ANY, APPURtenant TO THE  
UNIT, AS SET FORTH IN, AND SUBJECT TO, THE AMENDED  
PLAT AND THE MOUNTAINSIDE COMMUNITY SUBDIVISION  
DECLARATION.

26 PARCEL IV:

27 TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF  
28 REASONABLE INGRESS TO AND EGRESS FROM THE UNIT, AND  
OF ENJOYMENT OF THE GENERAL COMMON ELEMENTS, AS

Case 2:23-cr-00191-APG-NJK Document 18 Filed 03/22/24 Page 3 of 6

1 SET FORTH IN, AND SUBJECT TO, THE AMENDED PLAT AND  
2 THE MOUNTAINSIDE COMMUNITY SUBDIVISION AND ALL  
3 IMPROVEMENTS AND APPURTENANCES THEREON. APN: 140-23-  
217-156.

4 4. 2284 Mesa Canyon Dr, Laughlin, Nevada 89029, more particularly  
5 described as:

6 LOT 9 IN BLOCK 1 OF TERRACE V UNIT 1, AS SHOWN BY MAP  
7 THEREOF ON FILE IN BOOK 41 OF PLATS, PAGE 73, IN THE  
8 OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
NEVADA AND ALL IMPROVEMENTS AND APPURTENANCES  
THEREON. APN: 264-21-311-009.

9 5. 781 N. Leslie St., Pahrump, Nevada 89060, more particularly described as:

10 THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST  
11 QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE  
12 53 EAST, M.D.B. & M. EXCEPTING THEREFROM THAT CERTAIN  
13 PARCEL OF LAND CONVEYED BY DOCUMENT RECORDED MAY  
14 22, 1974 IN BOOK 173 OF OFFICIAL RECORDS, PAGE 36 AS FILE  
NO. 42259 NYE COUNTY, NEVADA RECORDS. ALSO DESCRIBED  
AS: T20S R53E S8-S S NW NW P#9732 10AC AND ALL  
IMPROVEMENTS AND APPURTENANCES THEREON. APN: 036-  
041-06.

15 6. 1412 West Grove Rd, Decatur, Illinois 62521, more particularly described  
16 as:

17 LOT THREE (3) OF NEW VISION SUBDIVISION, AS PER PLAT  
18 RECORDED IN BOOK 5000, PAGE 40 IN THE RECORDS OF THE  
19 RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. SITUATED  
IN MACON COUNTY, ILLINOIS, AND ALL IMPROVEMENTS AND  
APPURTENANCES THEREON. APN: 17-12-28-451-016.

21 7. 1414 West Grove Rd, Decatur, Illinois 62521, more particularly described  
22 as:

23 LOT ONE (1) OF CHURCH OF GOD ADDITION, AS PER PLAT  
24 RECORDED IN BOOK 5000, PAGE 125 IN THE RECORDS IN THE  
RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. SITUATED  
25 IN MACON COUNTY, ILLINOIS, AND ALL IMPROVEMENTS AND  
APPURTENANCES THEREON, APN: 17-12-28-451-017

26 (all of which constitutes property)

27 and an in personam criminal forfeiture money judgment of \$29,819.36, not to be  
28 held jointly and severally liable with any codefendants, the collected money judgment

Case 2:23-cr-00191-APG-NJK Document 18 Filed 03/22/24 Page 4 of 6

1 amount between Greg Kirby and Carol Kirby is not to exceed \$29,819.36, to ensure the  
2 government does not collect more than the forfeitable amount based on the forfeiture  
3 statutes and Ninth Circuit cases, and that the above property will not be applied toward the  
4 payment of the money judgment.

5 This Court finds that Carol Kirby agreed to the substitution and forfeiture of  
6 \$29,819.36 as set forth in the Plea Agreement under Fed. R. Crim. P. 32.2(e) and 21 U.S.C.  
7 § 853(p) and will be applied toward payment of the money judgment (all of which is  
8 afterward included as property).

9 This Court finds that on the government's motion, the Court may at any time enter  
10 an order of forfeiture or amend an existing order of forfeiture to include subsequently  
11 located property or substitute property under Fed. R. Crim. P. 32.2(e) and 32.2(b)(2)(C).

12 The in personam criminal forfeiture money judgment complies with *United States v.*  
13 *Lo*, 839 F.3d 777 (9th Cir. 2016); *Honeycutt v. United States*, 581 U.S. 443 (2017); *United States*  
14 *v. Thompson*, 990 F.3d 680 (9th Cir. 2021); and *United States v. Prasad*, 18 F.4th 313 (9th Cir.  
15 2021).

16 This Court finds the United States of America is now entitled to, and should, reduce  
17 the aforementioned property to the possession of the United States of America.

18 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND  
19 DECREED that the United States of America should seize the aforementioned property.

20 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the United  
21 States of America recover from Carol Kirby an in personam criminal forfeiture money  
22 judgment of \$29,819.36.

23 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED all possessory  
24 rights, ownership rights, and all rights, titles, and interests of Carol Kirby in the  
25 aforementioned property are forfeited and are vested in the United States of America and  
26 shall be safely held by the United States of America until further order of the Court.

27 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED the United States  
28 of America shall publish for at least thirty (30) consecutive days on the official internet

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1 government forfeiture website, [www.forfeiture.gov](http://www.forfeiture.gov), notice of this Order, which shall  
2 describe the forfeited property, state the times under the applicable statute when a petition  
3 contesting the forfeiture must be filed, and state the name and contact information for the  
4 government attorney to be served with the petition, under Fed. R. Crim. P. 32.2(b)(6).  
5 Notice is served on any individual or entity on the date when it is placed in the mail,  
6 delivered to a commercial carrier, or sent by electronic mail under Fed. R. Crim. P.  
7 32.2(b)(6)(D) and Supplemental Rule G(4)(b)(iii)-(v).

8 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that any individual  
9 or entity who claims an interest in the forfeited property must file a petition for a hearing to  
10 adjudicate the validity of the petitioner's alleged interest in the property under 21 U.S.C.  
11 § 853(n)(2), which petition shall be signed by the petitioner under penalty of perjury under  
12 21 U.S.C § 853(n)(3) and 28 U.S.C. § 1746, and shall set forth the nature and extent of the  
13 petitioner's right, title, or interest in the property, the time and circumstances of the  
14 petitioner's acquisition of the right, title, or interest in the property, any additional facts  
15 supporting the petitioner's claim, and the relief sought.

16 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED a petition, if any,  
17 must be filed with the Clerk of the Court, 333 Las Vegas Boulevard South, Las Vegas,  
18 Nevada 89101, within thirty (30) days of the final publication of notice on the official  
19 internet government forfeiture site, [www.forfeiture.gov](http://www.forfeiture.gov), or his receipt of written notice,  
20 whichever is earlier.

21 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED a copy of the  
22 petition, if any, shall be served upon the Asset Forfeiture Attorney of the United States  
23 Attorney's Office at the following address at the time of filing:

24 Daniel D. Hollingsworth  
25 Assistant United States Attorney  
26 Misty L. Dante  
27 Assistant United States Attorney  
28 501 Las Vegas Boulevard South, Suite 1100  
Las Vegas, Nevada 89101.

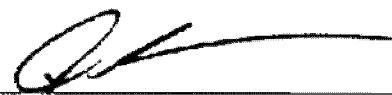
28 / / /

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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED the notice  
2 described herein need not be published in the event a Declaration of Forfeiture is issued by  
3 the appropriate agency following publication of notice of seizure and intent to  
4 administratively forfeit the above-described property.

5 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Clerk send  
6 copies of this Order to all counsel of record and three certified copies to the United States  
7 Attorney's Office, Attention Asset Forfeiture Unit.

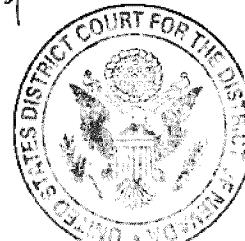
8 DATED March 22, 2024.

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10   
11 ANDREW P. GORDON  
12 UNITED STATES DISTRICT JUDGE  
13  
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I hereby attest and certify on 04/12/24  
that the foregoing document is a full, true  
and correct copy of the original on file in my  
legal custody.

CLERK, U.S. DISTRICT COURT  
DISTRICT OF NEVADA

By AO Deputy Clerk



**2024R-001761**

FILED FOR RECORD IN

MACON COUNTY, ILLINOIS

MARY A. EATON, RECORDER

DATE RECORDED: 05/02/2024 09:10 AM

RHSP:

REC FEE: 53.00

PAGES: 6

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1  
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5 **UNITED STATES DISTRICT COURT**  
6 **DISTRICT OF NEVADA**

7 UNITED STATES OF AMERICA,

8 Plaintiff,

2:23-CR-191-APG-NJK

9 v.  
10 CAROL KIRBY,  
11 Defendant.

12 This Court finds Carol Kirby pled guilty to Count One of a One-Count Criminal  
13 Information charging her with conspiracy to commit an offense against the United States in  
14 violation of 18 U.S.C. §§ 1347 and 371. Criminal Information, ECF No. \_\_; Arraignment &  
15 Plea, ECF No. \_\_; Plea Agreement, ECF No. \_\_.

16 This Court finds Carol Kirby agreed to the forfeiture of the property, the substitute  
17 property, the substitution and forfeiture of defendant's other assets, and the imposition of  
18 the in personam criminal forfeiture money judgment set forth in the Plea Agreement and the  
19 Forfeiture Allegation of the Criminal Information. Criminal Information, ECF No. \_\_;  
20 Arraignment & Plea, ECF No. \_\_; Plea Agreement, ECF No. \_\_.

21 This Court finds, under Fed. R. Crim. P. 32.2(b)(1) and (b)(2), the United States of  
22 America has (1) proven the amount for the personal criminal forfeiture money judgment  
23 and (2) established the requisite nexus between the property set forth in the Plea Agreement  
24 and the Forfeiture Allegation of the Criminal Information and the offense to which Carol  
25 Kirby pled guilty.

26 The following property and money judgment are (1) any property, real or personal,  
27 which constitutes or is derived from proceeds traceable to a violation of 18 U.S.C. § 1347, a  
28 specified unlawful activity as defined in 18 U.S.C. § 1956(c)(7)(F), involving a Federal

Case 2:23-cr-00191-APG-NJK Document 18 Filed 03/22/24 Page 2 of 6

1 health care offense as defined in 18 U.S.C. § 24, or 18 U.S.C. § 371, conspiracy to commit  
 2 such offense or (2) property, real or personal, that constitutes or is derived, directly or  
 3 indirectly, from gross proceeds traceable to the commission of 18 U.S.C. §§ 1347 and 371,  
 4 involving a Federal health care offense as defined in 18 U.S.C. § 24 and are subject to  
 5 forfeiture under 18 U.S.C. § 981(a)(1)(C) with 28 U.S.C. § 2461(c); 18 U.S.C. § 982(a)(7);  
 6 and 21 U.S.C. § 853(p):

7       1. \$5,791.13;

8       2. \$5,548.94;

9       3. 6800 E. Lake Mead Blvd #2076, Las Vegas, Nevada 89156, more

10      particularly described as:

11      PARCEL I:

12      TOGETHER WITH AN UNDIVIDED ALLOCATED FRACTIONAL  
 13      INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS  
 14      SET FORTH IN, AND SUBJECT TO, THE AMENDED PLAT AND  
 15      THE MOUNTAININSIDE COMMUNITY SUBDIVISION  
 16      DECLARATION.

17      PARCEL II:

18      UNIT 2076 IN BUILDING 10, AS SHOWN ON THE FINAL MAP OF  
 19      AMENDED PLAT OF MOUNTAININSIDE COMMUNITY  
 20      SUBDIVISION, FILED IN BOOK 50 OF PLATS, PAGE 29, IN THE  
 21      OFFICIAL RECORDS OF THE COUNTY RECORDER, CLARK  
 22      COUNTY, NEVADA, AND AS DEFINED AND SET FORTH IN AND  
 23      SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS,  
 24      CONDITIONS AND RESTRICTIONS FOR AMENDED PLAT OF  
 25      MOUNTAININSIDE COMMUNITY SUBDIVISION, RECORDED  
 26      SEPTEMBER 24, 1993 AS INSTRUMENT NO. 01167 IN BOOK 930924,  
 27      OFFICIAL RECORDS, CLARK COUNTY, NEVADA  
 28      ("MOUNTAININSIDE COMMUNITY SUBDIVISION DECLARATION").

1      PARCEL III:

2      TOGETHER WITH AN EXCLUSIVE INTEREST IN AND TO THOSE  
 3      LIMITED COMMON ELEMENTS, IF ANY, APPURtenant TO THE  
 4      UNIT, AS SET FORTH IN, AND SUBJECT TO, THE AMENDED  
 5      PLAT AND THE MOUNTAININSIDE COMMUNITY SUBDIVISION  
 6      DECLARATION.

7      PARCEL IV:

8      TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF  
 9      REASONABLE INGRESS TO AND EGRESS FROM THE UNIT, AND  
 10     OF ENJOYMENT OF THE GENERAL COMMON ELEMENTS, AS

Case 2:23-cr-00191-APG-NJK Document 18 Filed 03/22/24 Page 3 of 6

1 SET FORTH IN, AND SUBJECT TO, THE AMENDED PLAT AND  
2 THE MOUNTAINSIDE COMMUNITY SUBDIVISION AND ALL  
3 IMPROVEMENTS AND APPURTENANCES THEREON. APN: 140-23-  
4 217-156.

5

6 4. 2284 Mesa Canyon Dr, Laughlin, Nevada 89029, more particularly  
7 described as:

8

9 LOT 9 IN BLOCK 1 OF TERRACE V UNIT 1, AS SHOWN BY MAP  
10 THEREOF ON FILE IN BOOK 41 OF PLATS, PAGE 73, IN THE  
11 OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
12 NEVADA AND ALL IMPROVEMENTS AND APPURTENANCES  
13 THEREON. APN: 264-21-311-009.

14

15 5. 781 N. Leslie St., Pahrump, Nevada 89060, more particularly described as:

16

17 THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST  
18 QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE  
19 53 EAST, M.D.B. & M. EXCEPTING THEREFROM THAT CERTAIN  
20 PARCEL OF LAND CONVEYED BY DOCUMENT RECORDED MAY  
21 22, 1974 IN BOOK 173 OF OFFICIAL RECORDS, PAGE 36 AS FILE  
22 NO. 42259 NYE COUNTY, NEVADA RECORDS. ALSO DESCRIBED  
23 AS: T20S R53E S8-S S NW NW P#9732 10AC AND ALL  
24 IMPROVEMENTS AND APPURTENANCES THEREON. APN: 036-  
25 041-06.

26

27 6. 1412 West Grove Rd, Decatur, Illinois 62521, more particularly described  
28 as:

29

30 LOT THREE (3) OF NEW VISION SUBDIVISION, AS PER PLAT  
31 RECORDED IN BOOK 5000, PAGE 40 IN THE RECORDS OF THE  
32 RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. SITUATED  
33 IN MACON COUNTY, ILLINOIS, AND ALL IMPROVEMENTS AND  
34 APPURTENANCES THEREON. APN: 17-12-28-451-016.

35

36 7. 1414 West Grove Rd, Decatur, Illinois 62521, more particularly described  
37 as:

38

39 LOT ONE (1) OF CHURCH OF GOD ADDITION, AS PER PLAT  
40 RECORDED IN BOOK 5000, PAGE 125 IN THE RECORDS IN THE  
41 RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. SITUATED  
42 IN MACON COUNTY, ILLINOIS, AND ALL IMPROVEMENTS AND  
43 APPURTENANCES THEREON, APN: 17-12-28-451-017

44 (all of which constitutes property)

45 and an in personam criminal forfeiture money judgment of \$29,819.36, not to be  
46 held jointly and severally liable with any codefendants, the collected money judgment

Case 2:23-cr-00191-APG-NJK Document 18 Filed 03/22/24 Page 4 of 6

1 amount between Greg Kirby and Carol Kirby is not to exceed \$29,819.36, to ensure the  
 2 government does not collect more than the forfeitable amount based on the forfeiture  
 3 statutes and Ninth Circuit cases, and that the above property will not be applied toward the  
 4 payment of the money judgment.

5 This Court finds that Carol Kirby agreed to the substitution and forfeiture of  
 6 \$29,819.36 as set forth in the Plea Agreement under Fed. R. Crim. P. 32.2(e) and 21 U.S.C.  
 7 § 853(p) and will be applied toward payment of the money judgment (all of which is  
 8 afterward included as property).

9 This Court finds that on the government's motion, the Court may at any time enter  
 10 an order of forfeiture or amend an existing order of forfeiture to include subsequently  
 11 located property or substitute property under Fed. R. Crim. P. 32.2(e) and 32.2(b)(2)(C).

12 The in personam criminal forfeiture money judgment complies with *United States v.*  
 13 *Lo*, 839 F.3d 777 (9th Cir. 2016); *Honeycutt v. United States*, 581 U.S. 443 (2017); *United States*  
 14 *v. Thompson*, 990 F.3d 680 (9th Cir. 2021); and *United States v. Prasad*, 18 F.4th 313 (9th Cir.  
 15 2021).

16 This Court finds the United States of America is now entitled to, and should, reduce  
 17 the aforementioned property to the possession of the United States of America.

18 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND  
 19 DECREED that the United States of America should seize the aforementioned property.

20 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the United  
 21 States of America recover from Carol Kirby an in personam criminal forfeiture money  
 22 judgment of \$29,819.36.

23 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED all possessory  
 24 rights, ownership rights, and all rights, titles, and interests of Carol Kirby in the  
 25 aforementioned property are forfeited and are vested in the United States of America and  
 26 shall be safely held by the United States of America until further order of the Court.

27 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED the United States  
 28 of America shall publish for at least thirty (30) consecutive days on the official internet

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1 government forfeiture website, [www.forfeiture.gov](http://www.forfeiture.gov), notice of this Order, which shall  
2 describe the forfeited property, state the times under the applicable statute when a petition  
3 contesting the forfeiture must be filed, and state the name and contact information for the  
4 government attorney to be served with the petition, under Fed. R. Crim. P. 32.2(b)(6).  
5 Notice is served on any individual or entity on the date when it is placed in the mail,  
6 delivered to a commercial carrier, or sent by electronic mail under Fed. R. Crim. P.  
7 32.2(b)(6)(D) and Supplemental Rule G(4)(b)(iii)-(v).

8 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that any individual  
9 or entity who claims an interest in the forfeited property must file a petition for a hearing to  
10 adjudicate the validity of the petitioner's alleged interest in the property under 21 U.S.C.  
11 § 853(n)(2), which petition shall be signed by the petitioner under penalty of perjury under  
12 21 U.S.C § 853(n)(3) and 28 U.S.C. § 1746, and shall set forth the nature and extent of the  
13 petitioner's right, title, or interest in the property, the time and circumstances of the  
14 petitioner's acquisition of the right, title, or interest in the property, any additional facts  
15 supporting the petitioner's claim, and the relief sought.

16 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED a petition, if any,  
17 must be filed with the Clerk of the Court, 333 Las Vegas Boulevard South, Las Vegas,  
18 Nevada 89101, within thirty (30) days of the final publication of notice on the official  
19 internet government forfeiture site, [www.forfeiture.gov](http://www.forfeiture.gov), or his receipt of written notice,  
20 whichever is earlier.

21 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED a copy of the  
22 petition, if any, shall be served upon the Asset Forfeiture Attorney of the United States  
23 Attorney's Office at the following address at the time of filing:

24 Daniel D. Hollingsworth  
25 Assistant United States Attorney  
26 Misty L. Dante  
27 Assistant United States Attorney  
28 501 Las Vegas Boulevard South, Suite 1100  
Las Vegas, Nevada 89101.

28 / / /

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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED the notice  
2 described herein need not be published in the event a Declaration of Forfeiture is issued by  
3 the appropriate agency following publication of notice of seizure and intent to  
4 administratively forfeit the above-described property.

5 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Clerk send  
6 copies of this Order to all counsel of record and three certified copies to the United States  
7 Attorney's Office, Attention Asset Forfeiture Unit.

8 DATED March 22, 2024.

10   
11 ANDREW P. GORDON  
12 UNITED STATES DISTRICT JUDGE

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22 I hereby attest and certify on 04/06/24  
23 that the foregoing document is a full, true  
24 and correct copy of the original on file in my  
25 legal custody.

26 CLERK, U.S. DISTRICT COURT  
27 DISTRICT OF NEVADA

28 By AO Deputy Clerk



DOC #1029496

Official Records Nye County NV  
Deborah Beatty - Recorder  
05/01/2024 01:13:35 PM  
Requested By: US ATTORNEYS OFFICE  
Recorded By: sb RPTT: \$0.00  
Recording Fee: \$37.00  
Page 1 of 7

## RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

APN# 036-041-06

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assirealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
**(DO NOT Abbreviate)**

## Preliminary Order of Forfeiture

**Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.**

**RECORDING REQUESTED BY:**

Daniel Hollingsworth

**RETURN TO: Name** Daniel Hollingsworth, Assistant United States Atty

501 Las Vegas Blvd, South

**City/State/Zip** Las Vegas, NV 89101

**MAIL TAX STATEMENT TO:** (Applicable to documents transferring real property)

**Name** \_\_\_\_\_

## Address

**City/State/Zip**

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exempt the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

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1  
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5 **UNITED STATES DISTRICT COURT**  
6 **DISTRICT OF NEVADA**

7 UNITED STATES OF AMERICA, 2:23-CR-191-APG-NJK  
8 Plaintiff, **Preliminary Order of Forfeiture**  
9 v.  
10 CAROL KIRBY,  
11 Defendant.

12 This Court finds Carol Kirby pled guilty to Count One of a One-Count Criminal  
13 Information charging her with conspiracy to commit an offense against the United States in  
14 violation of 18 U.S.C. §§ 1347 and 371. Criminal Information, ECF No. \_\_; Arraignment &  
15 Plea, ECF No. \_\_; Plea Agreement, ECF No. \_\_.

16 This Court finds Carol Kirby agreed to the forfeiture of the property, the substitute  
17 property, the substitution and forfeiture of defendant's other assets, and the imposition of  
18 the in personam criminal forfeiture money judgment set forth in the Plea Agreement and the  
19 Forfeiture Allegation of the Criminal Information. Criminal Information, ECF No. \_\_;  
20 Arraignment & Plea, ECF No. \_\_; Plea Agreement, ECF No. \_\_.

21 This Court finds, under Fed. R. Crim. P. 32.2(b)(1) and (b)(2), the United States of  
22 America has (1) proven the amount for the personal criminal forfeiture money judgment  
23 and (2) established the requisite nexus between the property set forth in the Plea Agreement  
24 and the Forfeiture Allegation of the Criminal Information and the offense to which Carol  
25 Kirby pled guilty.

26 The following property and money judgment are (1) any property, real or personal,  
27 which constitutes or is derived from proceeds traceable to a violation of 18 U.S.C. § 1347, a  
28 specified unlawful activity as defined in 18 U.S.C. § 1956(c)(7)(F), involving a Federal

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1 health care offense as defined in 18 U.S.C. § 24, or 18 U.S.C. § 371, conspiracy to commit  
2 such offense or (2) property, real or personal, that constitutes or is derived, directly or  
3 indirectly, from gross proceeds traceable to the commission of 18 U.S.C. §§ 1347 and 371,  
4 involving a Federal health care offense as defined in 18 U.S.C. § 24 and are subject to  
5 forfeiture under 18 U.S.C. § 981(a)(1)(C) with 28 U.S.C. § 2461(c); 18 U.S.C. § 982(a)(7);  
6 and 21 U.S.C. § 853(p):

7 1. \$5,791.13;

8 2. \$5,548.94;

9 3. 6800 E. Lake Mead Blvd #2076, Las Vegas, Nevada 89156, more  
10 particularly described as:

11 PARCEL I:

12 TOGETHER WITH AN UNDIVIDED ALLOCATED FRACTIONAL  
13 INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS  
14 SET FORTH IN, AND SUBJECT TO, THE AMENDED PLAT AND  
THE MOUNTAINSIDE COMMUNITY SUBDIVISION  
DECLARATION.

15 PARCEL II:

16 UNIT 2076 IN BUILDING 10, AS SHOWN ON THE FINAL MAP OF  
17 AMENDED PLAT OF MOUNTAINSIDE COMMUNITY  
SUBDIVISION, FILED IN BOOK 50 OF PLATS, PAGE 29, IN THE  
18 OFFICIAL RECORDS OF THE COUNTY RECORDER, CLARK  
COUNTY, NEVADA, AND AS DEFINED AND SET FORTH IN AND  
SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS,  
19 CONDITIONS AND RESTRICTIONS FOR AMENDED PLAT OF  
MOUNTAINSIDE COMMUNITY SUBDIVISION, RECORDED  
20 SEPTEMBER 24, 1993 AS INSTRUMENT NO. 01167 IN BOOK 930924,  
OFFICIAL RECORDS, CLARK COUNTY, NEVADA  
21 ("MOUNTAINSIDE COMMUNITY SUBDIVISION DECLARATION").

22 PARCEL III:

23 TOGETHER WITH AN EXCLUSIVE INTEREST IN AND TO THOSE  
24 LIMITED COMMON ELEMENTS, IF ANY, APPURtenant TO THE  
UNIT, AS SET FORTH IN, AND SUBJECT TO, THE AMENDED  
PLAT AND THE MOUNTAINSIDE COMMUNITY SUBDIVISION  
25 DECLARATION.

26 PARCEL IV:

27 TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF  
28 REASONABLE INGRESS TO AND EGRESS FROM THE UNIT, AND  
OF ENJOYMENT OF THE GENERAL COMMON ELEMENTS, AS

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1 SET FORTH IN, AND SUBJECT TO, THE AMENDED PLAT AND  
2 THE MOUNTAINSIDE COMMUNITY SUBDIVISION AND ALL  
3 IMPROVEMENTS AND APPURTENANCES THEREON. APN: 140-23-  
217-156.

4 4. 2284 Mesa Canyon Dr, Laughlin, Nevada 89029, more particularly  
5 described as:

6 LOT 9 IN BLOCK 1 OF TERRACE V UNIT 1, AS SHOWN BY MAP  
7 THEREOF ON FILE IN BOOK 41 OF PLATS, PAGE 73, IN THE  
8 OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
NEVADA AND ALL IMPROVEMENTS AND APPURTENANCES  
THEREON. APN: 264-21-311-009.

9 5. 781 N. Leslie St., Pahrump, Nevada 89060, more particularly described as:

10 THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST  
11 QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE  
12 53 EAST, M.D.B. & M. EXCEPTING THEREFROM THAT CERTAIN  
13 PARCEL OF LAND CONVEYED BY DOCUMENT RECORDED MAY  
14 22, 1974 IN BOOK 173 OF OFFICIAL RECORDS, PAGE 36 AS FILE  
NO. 42259 NYE COUNTY, NEVADA RECORDS. ALSO DESCRIBED  
AS: T20S R53E S8-S S NW NW P#9732 10AC AND ALL  
IMPROVEMENTS AND APPURTENANCES THEREON. APN: 036-  
041-06.

15 6. 1412 West Grove Rd, Decatur, Illinois 62521, more particularly described  
16 as:

17 LOT THREE (3) OF NEW VISION SUBDIVISION, AS PER PLAT  
18 RECORDED IN BOOK 5000, PAGE 40 IN THE RECORDS OF THE  
19 RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. SITUATED  
IN MACON COUNTY, ILLINOIS, AND ALL IMPROVEMENTS AND  
APPURTENANCES THEREON. APN: 17-12-28-451-016.

21 7. 1414 West Grove Rd, Decatur, Illinois 62521, more particularly described  
22 as:

23 LOT ONE (1) OF CHURCH OF GOD ADDITION, AS PER PLAT  
24 RECORDED IN BOOK 5000, PAGE 125 IN THE RECORDS IN THE  
25 RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. SITUATED  
IN MACON COUNTY, ILLINOIS, AND ALL IMPROVEMENTS AND  
APPURTENANCES THEREON, APN: 17-12-28-451-017

26 (all of which constitutes property)

27 and an in personam criminal forfeiture money judgment of \$29,819.36, not to be  
28 held jointly and severally liable with any codefendants, the collected money judgment

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1 amount between Greg Kirby and Carol Kirby is not to exceed \$29,819.36, to ensure the  
2 government does not collect more than the forfeitable amount based on the forfeiture  
3 statutes and Ninth Circuit cases, and that the above property will not be applied toward the  
4 payment of the money judgment.

5 This Court finds that Carol Kirby agreed to the substitution and forfeiture of  
6 \$29,819.36 as set forth in the Plea Agreement under Fed. R. Crim. P. 32.2(e) and 21 U.S.C.  
7 § 853(p) and will be applied toward payment of the money judgment (all of which is  
8 afterward included as property).

9 This Court finds that on the government's motion, the Court may at any time enter  
10 an order of forfeiture or amend an existing order of forfeiture to include subsequently  
11 located property or substitute property under Fed. R. Crim. P. 32.2(e) and 32.2(b)(2)(C).

12 The in personam criminal forfeiture money judgment complies with *United States v.*  
13 *Lo*, 839 F.3d 777 (9th Cir. 2016); *Honeycutt v. United States*, 581 U.S. 443 (2017); *United States*  
14 *v. Thompson*, 990 F.3d 680 (9th Cir. 2021); and *United States v. Prasad*, 18 F.4th 313 (9th Cir.  
15 2021).

16 This Court finds the United States of America is now entitled to, and should, reduce  
17 the aforementioned property to the possession of the United States of America.

18 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND  
19 DECREED that the United States of America should seize the aforementioned property.

20 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the United  
21 States of America recover from Carol Kirby an in personam criminal forfeiture money  
22 judgment of \$29,819.36.

23 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED all possessory  
24 rights, ownership rights, and all rights, titles, and interests of Carol Kirby in the  
25 aforementioned property are forfeited and are vested in the United States of America and  
26 shall be safely held by the United States of America until further order of the Court.

27 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED the United States  
28 of America shall publish for at least thirty (30) consecutive days on the official internet

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1 government forfeiture website, [www.forfeiture.gov](http://www.forfeiture.gov), notice of this Order, which shall  
2 describe the forfeited property, state the times under the applicable statute when a petition  
3 contesting the forfeiture must be filed, and state the name and contact information for the  
4 government attorney to be served with the petition, under Fed. R. Crim. P. 32.2(b)(6).  
5 Notice is served on any individual or entity on the date when it is placed in the mail,  
6 delivered to a commercial carrier, or sent by electronic mail under Fed. R. Crim. P.  
7 32.2(b)(6)(D) and Supplemental Rule G(4)(b)(iii)-(v).

8 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that any individual  
9 or entity who claims an interest in the forfeited property must file a petition for a hearing to  
10 adjudicate the validity of the petitioner's alleged interest in the property under 21 U.S.C.  
11 § 853(n)(2), which petition shall be signed by the petitioner under penalty of perjury under  
12 21 U.S.C § 853(n)(3) and 28 U.S.C. § 1746, and shall set forth the nature and extent of the  
13 petitioner's right, title, or interest in the property, the time and circumstances of the  
14 petitioner's acquisition of the right, title, or interest in the property, any additional facts  
15 supporting the petitioner's claim, and the relief sought.

16 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED a petition, if any,  
17 must be filed with the Clerk of the Court, 333 Las Vegas Boulevard South, Las Vegas,  
18 Nevada 89101, within thirty (30) days of the final publication of notice on the official  
19 internet government forfeiture site, [www.forfeiture.gov](http://www.forfeiture.gov), or his receipt of written notice,  
20 whichever is earlier.

21 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED a copy of the  
22 petition, if any, shall be served upon the Asset Forfeiture Attorney of the United States  
23 Attorney's Office at the following address at the time of filing:

24 Daniel D. Hollingsworth  
25 Assistant United States Attorney  
26 Misty L. Dante  
27 Assistant United States Attorney  
28 501 Las Vegas Boulevard South, Suite 1100  
Las Vegas, Nevada 89101.

29 / / /

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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED the notice  
2 described herein need not be published in the event a Declaration of Forfeiture is issued by  
3 the appropriate agency following publication of notice of seizure and intent to  
4 administratively forfeit the above-described property.

5 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Clerk send  
6 copies of this Order to all counsel of record and three certified copies to the United States  
7 Attorney's Office, Attention Asset Forfeiture Unit.

8 DATED March 22, 2024.

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11 ANDREW P. GORDON  
12 UNITED STATES DISTRICT JUDGE  
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I hereby attest and certify on 04/06/24  
that the foregoing document is a full, true  
and correct copy of the original on file in my  
legal custody.

CLERK, U.S. DISTRICT COURT  
DISTRICT OF NEVADA

By: QW Deputy Clerk

